

# 451 Stafford Road, Stafford, Qld 4053



## Sold House

Tuesday, 5 September 2023

451 Stafford Road, Stafford, Qld 4053

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Michael Spillane

**\$715,000**

Offering a myriad of possibilities on this flat and expansive 680m<sup>2</sup> open grassy allotment, this sturdy high-set brick and chamferboard home is certainly worth considering. Offered for sale for the first time in 28 years, this home is ideal has so many options - renovate the existing residence, demolish the current home and build a brand new home, change the zoning (subject to Council approval of course) and build units, townhouses or even an industrial/ commercial workshop, there's just so many options. This property lies right in the middle of a number of residential homes and we'll be honest with you...developers (both residential and commercial) are constantly knocking on the doors of the local residents. So why aren't these owners interested? Very simple - they just want an easy settlement where they don't have to wait months or years for a development approval to be granted. But their haste could be your golden opportunity! You'll approach 451 Stafford Road and realise just how close you are to so many amenities - Bunnings is right across the road, Stafford City Shopping Centre is a little way down the street and even the Alderley Train Station is only a few minutes away. Additionally, you're less than 15 minutes to the airport, less than 20 minutes to the Brisbane CBD and within a short stroll to buses, parks, schools and restaurants. just 20 minutes from the Royal Brisbane and Women's Hospital as well as walking distance to many local shops along with parks, bike ways and a multicultural dining precinct. You'll ascend the front stairs, wander across the front balcony and open the door to discover the spacious air-conditioned lounge area that's highlighted by the truly stunning hardwood timber floors. Just around the corner, you'll find the casual dining area that flows easily into the immaculate kitchen that features loads of cupboards, a tiled splash back, an oven and an electric cook top. There are four well-sized bedrooms just down the hallway (three of them with built-in robes). The main bathroom offers a separate bath and shower whilst there's a neat vanity and a separate toilet for your convenience. Head down the rear stairs to discover a massive secured area that includes the double garage, workshop area and laundry...perhaps a huge area for entertaining if you love to entertain! This area is certainly a blank canvas and could be utilised in a wide variety of ways. Head out the back to discover the most pristine and huge grassy yard that you've ever seen on a residential block - easily large enough for a pool with plenty of space left over. There's also direct access to public transport right outside the front door including a main bus station at Stafford City Shopping Centre and this provides easy access to Schools in the area such as Padua College, Mt Alvernia College, Stafford State School, Everton Park State High. Queen of Apostles is just around the corner and Our Lady of the Assumption and Enoggera State Schools are both a very short drive - These schools are all within walking distance and a one bus zone ride. The opportunities here are as endless as the number of amenities at your fingertips - Be Quick as properties in this 'Blue chip' area invariably sell at lightning speeds. A summary of features includes:

- A well-proportioned 680m<sup>2</sup> allotment
- Sturdy high-set brick and chamferboard post-war home\* Offered for sale for the first time in 28 years
- Front balcony as well as front and rear stairs
- Air-conditioned lounge with striking polished hardwood timber floors
- Casual dining
- Immaculate kitchen with loads of cupboards, tiled splash back, electric cook top and oven
- Four generous bedrooms (three with built-in robes)
- Ceiling fans in most rooms
- Carpet in bedrooms
- Main bathroom with separate bath and shower as well as a tidy vanity
- Separate toilet
- Downstairs utility area that includes the double garage, laundry and work shop area
- Huge open grassy backyard
- Within a short stroll to Stafford City Shopping Centre, Bunnings, Alderley Train station, buses, schools and parks
- Only 15 minutes to the airport and less than 20 minutes to the Brisbane CBD\* Additionally, you're less than 15 minutes to the airport, less than 20 minutes to the Brisbane CBD and within a short stroll to buses, parks, schools and restaurants. just 20 minutes from the Royal Brisbane and Women's Hospital as well as walking distance to many local shops along with parks, bikeways and a multicultural dining precinct. \* Direct access to public transport right outside the front door including a main bus station at Stafford City Shopping Centre and this provides easy access to Schools in the area such as Padua College, Mt Alvernia College, Stafford State School, Everton Park State High. Queen of Apostles is just around the corner and Our Lady of the Assumption and Enoggera State Schools are both a very short drive - These schools are all within walking distance and a one bus zone ride.
- Endless options where you could renovate, knock down and re-build or develop into townhouses, units or commercial space

This is your chance to acquire prime real estate and potentially 'land bank' your way to profitability - Be Quick! 'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.