

46 Hargreaves Avenue, Chelmer, Qld 4068

Place. **P**

Sold House

Wednesday, 3 January 2024

46 Hargreaves Avenue, Chelmer, Qld 4068

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 470 m2

Type: House



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\$930,000

Auction Location: On-Site Spacious and functional this home will impress you with its elevated position, plenty of storage underneath and the variety of options on offer. Situated on a flat 470m² block enjoying a very convenient location and surrounded by wonderful neighbours, this entry level property is close to a-grade amenities and excellent schools. Warm and welcoming, the property enjoys:- Living all on the top level, complimented by timber floors - 3 bedrooms- Well-appointed kitchen- 1 bathroom- Fabulous living room flowing off the kitchen- Impressive covered outdoor entertaining deck- Plenty of room downstairs to utilise as storage or a work from home office. Downstairs is not legal height - Lock up garage for 2 cars- Fully fenced backyard perfect for children and pets- Well located to Graceville State Primary School, Indooroopilly State High School, Gregory Terrace Playing Fields, Ambrose Treacy College, St Peter's Lutheran College, and only 5 minutes drive to the University of Queensland campus. - Close proximity to excellent amenities including Chelmer train station, Indooroopilly Shopping Centre, Honour Ave cafes and restaurants, local sporting clubs including the Sherwood Magpies AFL club and Woodsman AFC soccer club.- Flood resilient works that have been completed include:* Lifting the air conditioning outdoor units which were replaced new under insurance.* Replacing electric hot water system with gas on demand system* Relocating and full upgrade and replacement of mains power box with additional generator outlet installed* All above 2022 flood levels The options here are plenty. Move in with very little to do, land bank and rent out for a solid return or remove the property and build a new home in one of Brisbane's most sought-after suburbs. This home will be sold on or before Auction day. Please contact Matt O'Neill immediately on 0423 693 550. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.