

46 Thomas Street, Auchenflower, Qld 4066

House For Sale

Friday, 3 November 2023

46 Thomas Street, Auchenflower, Qld 4066

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 405 m2

Type: House



Nicholas Stankiewicz

By Negotiation

Situated in a highly desirable location, this character home is poised to embark on a new chapter. With its timeless allure, this property presents an exceptional opportunity for renovation and rejuvenation. The home showcases split air-conditioning, traditional timber floors, VJ walls, high ceilings, and a grassed lawn that is fully fenced. The kitchen, living, and dining areas seamlessly flow onto the inviting covered deck with beautiful views, creating an open and airy ambience. Boasting three bedrooms and two bathrooms, including a double carport, an additional off-street parking space, and secure storage area, this home caters to both practicality and comfort. This property offers a unique chance to extend, build-in, and create additional space. It occupies an exclusive lifestyle address in a prestigious inner-city locale, allowing for sensational living experiences. The vibrant Rosalie village, with its array of shopping, dining, and entertainment options, including popular cafes, restaurants, boutiques, artisan stores, Cineplex, and a deli, is within easy reach. Outdoor enthusiasts can partake in exhilarating recreational activities at Frew or Gregory parks or relish in the serene beauty of the riverfront while strolling along the picturesque riverwalk to the city or West End. Additionally, the location provides excellent access to esteemed educational institutions such as Milton State School and Brisbane Grammar Schools, along with an array of other exceptional schooling options. Property Specifications: • Captivating character home from circa 1935, located just 450 meters from Rosalie Village. • Outstanding potential for renovation, extension, and building, subject to the necessary approvals. • Imbued with period charm, including timeless timber floors, VJ walls, high ceilings, and French doors. • Thoughtfully designed open plan living and dining area, seamlessly connected to the verandah. • Main bathroom featuring a clawfoot foot bath, with both internal and external laundry facilities available. • Under house 'secure' storage, double carport complemented by an additional third car space. Take the time to appreciate the current beauty of this home while considering the endless possibilities it presents. Rest assured that you will never exceed the value of this remarkable location. This splendid residence is an ideal opportunity for interstate buyers, investors, and those seeking a fulfilling project. For more information or to arrange a private viewing, please contact Nicholas Stankiewicz on 0421 579 861. Additional Information: • Council Rates are approximately \$1,045 per quarter. • Water Rates are approximately \$315 per quarter. • Leased: \$800 per week until 29th June 2024. • Land Size: 405m². Suburb Profile: Auchenflower is a charming and vibrant suburb located just 3 kilometers west of Brisbane's central business district. Known for its leafy streets and picturesque surroundings, Auchenflower offers a perfect balance between urban convenience and a peaceful residential atmosphere. The suburb is surrounded by the iconic Brisbane River, providing residents with stunning river views and access to beautiful parks and recreational areas. Auchenflower is also renowned for its excellent schools, making it an ideal choice for families. With a variety of shops, cafes, and restaurants scattered throughout the area, locals have plenty of options for dining out or enjoying a leisurely stroll. Additionally, Auchenflower benefits from excellent public transport links, including train and bus services, ensuring easy connectivity to the city and beyond. Whether you're seeking a tranquil riverside retreat or a convenient base close to the heart of Brisbane, Auchenflower has it all.