

**469 Saint Vincents Road, Nudgee, Qld 4014**

**House For Sale**

Thursday, 29 February 2024



469 Saint Vincents Road, Nudgee, Qld 4014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Renee Rennie



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## Interest Over \$1,100,000

Do you require a commercial dwelling, want to convert the structure into a garage or demolish all together and make use of the extra space? Offering a unique opportunity to the area, there is both a residential and commercial dwelling located at 469 Saint Vincents Road Nudgee, located on an elevated, fenced 1012m<sup>2</sup> block with a 21.7m frontage. The three bedroom home offers high ceilings, decorative cornices, casement windows, Sydney blue gum hardwood flooring and a large entertainers deck at the rear, ready to move straight in and add your own personal touches. Ideal for a many with a huge yard and large colorbond shed / garage ideal for a workshop, extra storage space or undercover parking. The commercial dwelling is an original structure to the 4014 postcode and will require some maintenance / renovations before use. Additionally, subject to BCC approvals, this is a prime opportunity for further development in Nudgee (not within a character or heritage area).

**Residential Features:**

- Decorative cornices throughout.
- High ceilings.
- Sydney blue gum hardwood timber flooring throughout.
- Casement windows throughout.
- Beautiful architectural arches on front patio.
- Separate sitting room / study with own entrance located off the front patio.
- Three bedrooms, all with air-conditioning.
- Separate living room with picture rail & air-conditioning.
- Combined kitchen and dining at the rear.
- Original family bathroom.
- Timber entertainers deck overlooking spacious backyard.
- Side access.
- Colorbond shed / workshop.

**Commercial Dwelling:**

- Separate power to the residential dwelling.
- Large open plan space.
- Tiled throughout.
- Small kitchenette & powder room.

All amenities are just a stone's throw away, providing Woolworths, cafes, restaurants, public transport, public and private schools, day care centres and Australian Catholic University. If you like to venture a little further out, your convenience is assured being only a short drive to Chermside Shopping Centre, Nudgee Beach, the Jim Soorley bikeway and several water-front walking tracks, PLUS convenient access to the Gateway motorway, making it simple to travel all around South-East Queensland. Contact Renée or Giorgia at Ray White Banyo, this is a property you don't want to miss!