

**52 Rusden Street, Kelvin Grove, Qld 4059**

Place. **P**

**Sold House**

Thursday, 10 August 2023

52 Rusden Street, Kelvin Grove, Qld 4059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 304 m2**

**Type: House**



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**\$1,253,000**

Nestled in the heart of Kelvin Grove, this character-filled home from 1918 brims with charm and nostalgia. It presents a unique opportunity to own a piece of the suburb's rich history, combined with a location that's nothing short of a convenience goldmine. Upon arrival, this classic abode welcomes you with an inviting warmth. Inside, natural light flows freely across the open plan living area, creating a soothing, airy ambiance. This north-facing space proves to be a haven in winter, inviting the sun's warmth, while a cool northeast breeze offers respite during summer months. The heart of the home, the spacious gourmet kitchen, boasts a clever layout offering multiple workspaces and generous storage. Preparing meals becomes a pleasure here, with room enough for everyone to contribute without stepping on toes. Outside, the backyard becomes your private sanctuary. Here, you can lose yourself in an afternoon nap under the trees or enjoy alfresco dining while taking in glimpses of the city and Victoria Park fireworks. Accommodation comprises three sizable bedrooms, each well-lit and comfortable. They are perfect for retreating at the end of a long day and are serviced by a central bathroom with a luxurious walk-in shower. Additional standout features include:- A backyard sanctuary offering city glimpses- Inviting open-plan living perfect for entertaining- Gourmet kitchen with quality appliances - Dedicated study nook or sunroom - Easy care polished timber floors - Convenient internal laundry with ample storage- Fully fenced, private rear yard with established greenery - Parking for 1 vehicles - Historical significance - a former home of the KG barracks groundsman Living at Rusden Street means everything is within your reach - KG Markets, Victoria Park, Red Hill and Barracks Cinemas, and KG SHS are a mere stroll away. The ICB and Riverside Expressway, as well as domestic and international airports, are also conveniently close. Embrace the welcoming neighbourhood and multicultural community spirit. Spend evenings socializing at McKaskie Park, enjoy free movies and picnics, or catch a play at La Boite. 52 Rusden Street isn't just a property; it's a lifestyle, an experience - your chance to be part of Kelvin Grove's rich tapestry. Don't miss out on this rare opportunity - it's time to schedule your inspection today! 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. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.