

**53 Bledisloe Street, Fairfield, Qld 4103**

HUGO ALEXANDER  
PROPERTY GROUP

**Sold House**

Tuesday, 23 April 2024

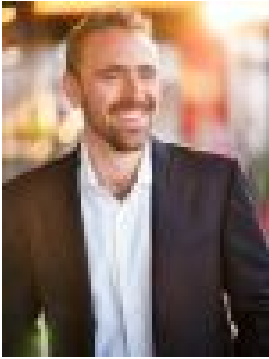
53 Bledisloe Street, Fairfield, Qld 4103

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Contact agent

Sick of trying to find a 3-bedroom townhouse or apartment only to be shocked by their lack of space, unattainable prices, and astronomical body corporate fees? Well, 53 Bledisloe Street represents the ultimate alternative for owner-occupiers and investors alike! Rare as they come, this move-in-ready freehold home sits on a peaceful, elevated north-facing land parcel offering impressive views and endless growth potential. Located just 5 km from the CBD and within walking distance of bus or train transport, Fairfield Gardens Shopping Centre, parks and schools, the peaceful address promises outstanding lifestyle convenience. Built in 1992, the Queenslander-inspired residence flaunts an elegant façade and classic details, without requiring the ongoing maintenance of original period houses. Perched high amongst the treetops, the home's breezy front entertaining deck captures outlooks across to Brisbane's skyscrapers and Mt Coot-tha. Below, flood-free grounds offer plenty of space for couples, children and pets to enjoy the sun-drenched lawns or re-landscape as desired. Boasting fresh interior paintwork, a stunning new bathroom and three excellent-sized bedrooms, the beautifully presented upper living level features a spacious flowing layout. Separate lounge and dining areas each join the huge central kitchen, while a new reverse-cycle air-conditioning unit is accompanied by ceiling fans throughout. The ground floor encompasses a lock-up garage (plus additional onsite driveway parking), a large secure storage or workshop space and separate laundry with access to the retractable outdoor clothesline. But the best thing about this property is its unsurpassed versatility. You can do literally anything with it now or in the future. With room to further refurbish the interior (ie-a quick affordable kitchen redesign) to immediately add value or increase rental yield; open up the existing floorplan to create a modern family layout with a larger front or side entertaining deck where staircases into the garden are already in place. Further raise and fully build-in the lower level (think home office and rumpus room) or take advantage of the property's post-war status to eventually knock-down and construct a new luxury residence\*. It is incredible what blocks of this size are now able to accommodate multi-level, 5-bedroom, 3-bathroom homes with a plunge pool. Either way, you will never over-capitalise on this property that is free from body corporate fees and restrictions, and positioned within a pocket of Fairfield that will only continue to experience capital growth. Metres from a choice of scenic local park, sporting fields and bikeways, this unique address is just a 3-minute walk to bus stops and popular local cafés. Stroll in just over 5 minutes to Fairfield train station and Fairfield Gardens Shopping Centre (with Coles, ALDI, fresh food grocers, restaurants, specialty shops as well as health and fitness amenities. Moments to the Corso's stunning riverfront parkland and a quick drive to free parking at the Dutton Park Green bridge (for easy pedestrian river crossing direct to UQ St Lucia), the property also enjoys swift access to the South-East Freeway, local state and elite private schools (including Sommerville House and St Laurence's), the PA, Mater and Greenslopes hospitals, GABBA, and Southbank's world-class cultural precinct.\*Subject to Brisbane City Council Approval