

**53 Shirley Street, Enoggera, Qld 4051**

Place. 

**House For Sale**

Tuesday, 6 February 2024

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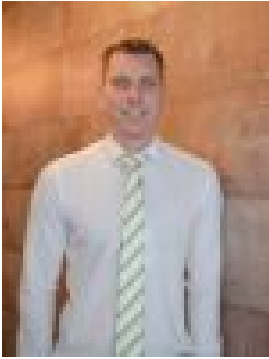
**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Matthew Jabs  
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Ross Armstrong  
0409299653

## For Sale

Positioned in one of Enoggera's most sought-after streets is this incredible opportunity to secure two charming dwellings on a sprawling 701m<sup>2</sup> parcel of land. This charming residence would be perfect for buyers seeking two properties on the one title, ideal for fully independent dual living in the inner-city suburb of Enoggera, on Ashgrove's border. The property is situated just minutes to Banks Street reserve, excellent educational facilities and is a mere six kilometres to the city centre. Upon entering the residence, you will be welcomed by stunning hardwood timber floors and high ceilings throughout. The Queenslander itself offers four bedrooms, two bathrooms and an open plan living and dining area overlooked by a beautiful kitchen with the addition of a sprawling undercover deck which oversees the backyard. Number 53 Shirley Street also offers a fully move in ready dwelling which features a living area, kitchen, deck, two bedrooms, and bathroom, ideal for buyers seeking dual living arrangement options. The Property in Summary Queenslander: - Stunning Queenslander with open plan living and dining area, all opening up to a large undercover back deck. - Generously sized kitchen with breakfast bar, servery window onto the back deck, timber front cabinetry, stone benchtops, 900m gas cooktop and stainless appliances. - Four bedrooms, two featuring built-in wardrobes and one offering an ensuite. - Beautifully renovated main bathroom with separate toilet facility. - Well positioned back deck and front balcony overlooking the quiet tree-lined street. - Additional storage under the home all lockable. Second Residence: - Fully council approved self-contained dwelling featuring an open plan kitchen and living room, two large bedrooms, a bathroom, and deck area which overlooks the private backyard. - Double car carport. Located on the border of Ashgrove and Enoggera, Shirley Street offers great access to local Primary and Secondary Schools, whilst situated only 7 kilometres from the CBD. Within a short drive to Marist College, Mt St Michael's College, Hillbrook Anglican School and within the Oakleigh State School catchment, you will enjoy the location and all it has to offer. There is also an abundance of transport options including Enoggera train station, multiple bus routes and bike ways. Please call Matthew Jabs on 0422 294 272 for this incredible opportunity to secure some of the best real estate in the suburb. **\*\* Disclaimer\*\*** This property is being sold 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.