

**55 Welbeck Street, Alderley, Qld 4051**

Solutions

**House For Sale**

Wednesday, 17 January 2024

55 Welbeck Street, Alderley, Qld 4051

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 492 m2**

**Type: House**



Scott Rumble

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## Auction

A spectacular offering in coveted Alderley, this spacious, four bedroom plus additional study/bedroom, post-war home will inspire families, investors and renovators who value the convenience of an outstanding, inner northwest Brisbane location, with scope for further development. The current property is nestled within a peaceful, family-friendly pocket where kids can ride bikes in the street or wander to the surrounding parklands of Alderley Grove and Grange Forest Parks and Kedron Brook Bikeway. Offering a spacious, more-than-comfortable, character home with excellent proportions, flexible accommodation and a secure, easy-care yard, 55 Welbeck Street is simply perfect for those wishing to move in right away and ponder the bigger choices later. Features of this property: - Four good sized, carpeted bedrooms with ceiling fans with built-in robes plus extra study/bedroom - Spacious living and dining area features charming, polished timber floors - Updated, functional kitchen overlooks the back yard area and provides plenty of storage, with direct access to the rear, covered deck for easy entertaining - Huge, rear north-easterly facing, covered deck for alfresco dining and relaxing - Main bathroom with shower and bath, and separate toilet - Additional toilet downstairs with an unfinished bathroom - Massive, concreted under-house multipurpose space incorporates parking, laundry, additional bathroom (unfinished) and workshop/storage areas - Near-level, fenced, child and pet friendly 492sqm blank-canvas yard - Corner position offers street access to rear yard and undercroft - Brisbane city fringe position, only 450m to bus stop and four minutes to Alderley train station - Rates are approximately \$768 per quarter - Whisper quiet Alderley is less than 7 kilometres from the CBD and offers excellent, city commuting options, and reliable public transport to local amenities and services. This property is ideally located withing walking distance to Grinstead Park and Tilapia Fishing Spot for weekend outdoor activities, while a variety of chic, local cafes and eateries, Coles Alderley and Brookside Shopping Centre are just minutes by car. Excellent nearby educational options include catchment schools of Enoggera State School and Everton Park High School, as well as Hillbrook Anglican School, Mt St Michael's College, Mt Maria College, and Our Lady of the Assumption Primary School. Ready to be renovated, enjoyed as-is or rebuilt to create your ultimate sanctuary, the choice is simply yours. Be sure to take full advantage of the endless potential on offer. Call Scott today for more information.