

**59 Enoggera Road, Newmarket, Qld 4051**



**House For Sale**

Thursday, 16 May 2024

59 Enoggera Road, Newmarket, Qld 4051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 786 m2**

**Type: House**



Jessie Hall  
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## Auction

Introducing this 2-story residence strategically situated a mere 4km from Brisbane CBD, in the heart of Newmarket, offering a myriad of opportunities. Seize the advantage of its prime location and envisage the potential vistas, primed for development within the property's Low-Medium Density Residential zoning, allowing for a mix of 2 or 3 stories. The owners have been clear, the property will be sold at auction on the 06th of June at 6pm, if not prior. The upper level boasts a family-centric kitchen equipped with a convenient gas cooktop, oven, and dishwasher, complemented by ample bench and storage space. The open-plan living and dining area feature a captivating ornate walnut ceiling, alongside three bedrooms, a sleep out and a bathroom complete with a combined bath and shower. Below, a separately accessed area unfolds, comprising four versatile utility rooms, two bathrooms, two kitchenettes, and abundant under-house storage, catering to a myriad of purposes and effectively expanding the home's floor area. Outside, discover the ideal parcel of land offering glimpses of the cityscape, with the potential for full city views from higher elevations. With a generous frontage of 15.2m and a depth of 52.5m, this block presents an opportune investment for those eyeing the future prospects of this location. Enoggera Road conveniently connects the property to the vibrant Newmarket village, replete with cafes, restaurants, takeaways, and a cinema, all within walking distance. Commuting to the city is effortlessly swift, with a mere 15-minute bus or train ride. For those who value versatility and choice, 59 Enoggera Road presents an abundance of options. 3 bedrooms, 2 bathrooms, 2-car accommodation Spacious 786m<sup>2</sup> allotment Zoned LMR2 Low-Medium Density Residential (2 or 3 story mix) Expansive backyard with a large 2-bay shed Upper Level: Well-appointed kitchen with gas cooktop, under-bench oven, dual bowl sink, and ample storage Sunlit entry room Air-conditioned open-plan living and dining area 3 bedrooms with built-in wardrobes Additional sleep out, perfect for a home office Tidy bathroom and separate toilet Covered entertaining deck with city glimpses Lower Level: Four flexible utility rooms 2 bathrooms each featuring toilet, vanity, and shower Two convenient kitchenettes Storage/laundry space Additional features: 786m<sup>2</sup> block Built in 1988, post war home able to be removed Rates: \$510.15 per quarter Location: • State school catchment: Newmarket Primary and Kelvin Grove state high • Walk to Newmarket village • 5 minute walk to Enoggera creek bikeway