

60 Picnic Street, Enoggera, Qld 4051

Place. **P**

Sold House

Saturday, 17 February 2024

60 Picnic Street, Enoggera, Qld 4051

Bedrooms: 3

Bathrooms: 1

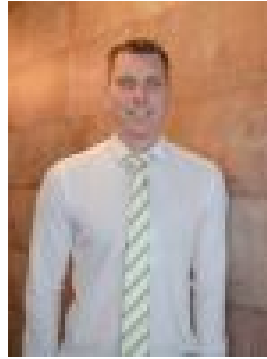
Parkings: 2

Area: 405 m2

Type: House



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\$975,000

Located in a highly sought after spot is this incredible opportunity to secure an entry-level post-war home positioned minutes from parks, transport, cafes, and schools. Surrounded by million-dollar homes, 60 Picnic Street is perfectly liveable as is, which gives buyers the option to move in whilst planning a future renovation. Alternatively, the home could be rented while planning a future development. The property itself features a functional layout with an open plan living area, updated kitchen with tiled dining area and three generously sized bedrooms, all set on a flat blue-chip north facing 405m² block. Positioned in the heart of the Enoggera Avenues, just metres to some of Brisbane's best parklands and walking tracks on the Kedron Brook, and just 7.5 kilometres to the CBD, this location is buying at its best. Property Features: - Open living area with raked cathedral ceilings, air-conditioning, immaculately maintained carpet and large windows, capturing a profusion of natural light. - Modern kitchen with ample bench space, integrated dishwasher, electric cooktop, and stainless-steel appliances, all opening to the fully tiled dining area. - Three generously sized bedrooms, two with built-in wardrobes and one with split-system air-conditioning. - Functional bathroom with separate bath, shower, and toilet facility. - Secure lockup garage for two vehicles with ample space for a trailer or boat. - Under house utility / multipurpose room. - Large flat backyard with ample room for a swimming pool. The Enoggera Avenues is a well-regarded precinct which comprises of a mix of quality Queenslanders and new contemporary homes. The suburb of Enoggera is serviced by primary and high schools both public and private, with Hillbrook Anglican School - one of the best performing in the state, Our Lady of the Assumption Catholic Primary School, and Enoggera State School all within walking distance. 60 Picnic Street is also within a 10-minute walk to the Enoggera train station whilst being a short stroll to parklands, children's playgrounds, and shops. This is a great opportunity to secure a superb piece of real estate in a well-regarded suburb. Opportunities like this rarely become available with post war homes becoming harder to find so close to the CBD. Being bordered by inner city suburbs such as Alderley and Ashgrove, this location is very popular will continue to enjoy capital growth for years to come. For more information, please contact Matthew Jabs on 0402 294 272 or James Gainford on 0466 900 049.