

62 Prince Street, Annerley, Qld 4103



House For Sale

Wednesday, 8 May 2024

62 Prince Street, Annerley, Qld 4103

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 810 m2

Type: House



Martin Hood

Auction

Auction On-Site 1st of June at 5pm This Lmr2 zoned Inner-City Jewel offers a sizable 810sqm land holding and is sure to please a variety of buyers! The colonial residence constructed on the allotment currently overlaps its 2 lots and presents ready to owner occupy or rent. Situated just over 4km to the CBD, the residence currently provides 3 good size double bedrooms with a side sleepout bedroom. In addition, an enclosed front and side sunroom verandah could be used as further accommodation or study area if required. There is a separate air-conditioned living room and a large and expansive family room that leads out to a covered rear deck perfectly positioned to capture prevailing North-Easterly breezes. A new kitchen with an abundance of cabinetry, Bellini stainless steel appliances including a gas cooktop and glass splash backs have been installed along with a new bathroom. The home has been well maintained and with hardwood flooring under the current Lino, the opportunity to polish the floors throughout exists. The most recent work performed was the addition of a new roof. An asset to this property is that it lends itself to hobbyists or collectors with so many multi-purpose storage areas under which also provides a second toilet and laundry. A side carport provides room for 2 vehicles off street with one undercover. An inground kidney shape swimming pool with sail covered paved courtyard allows for family entertainment and with a fully fenced lawn providing lots of space for the kids to play safely, you will hardly need to use the great parklands and sporting clubs close by. Ideally positioned, with 2 separate train lines within walking distance, city bus stop at the end of the street, close to Target Buranda Shopping Centre, PA Hospital, bridge access at nearby Dutton Park to Queensland University and many schooling options on your doorstep, you will thrive in this location. However, this property offers many fantastic opportunities for all buyers to take advantage of. Whether renovating or extending the home is your motivation, renting the property out straight away with the current shortage of available rental properties or develop the 2 Lots over 3 Titles. This may be possible by trimming the existing home, slide and raise which should then allow for a side free lot to sell, or construct upon (STCA). Alternatively, you may wish to gain approvals to on-sell the opportunity later, either way it is an Inner-City Jewel. The owners are motivated to sell at auction but will consider all serious offers prior to.

Summary of Features - 3+ Bedrooms - 1.5 Bathrooms - Separate air-conditioned living - Open plan expansive family room with internal stairs - New kitchen with stainless-steel appliances and gas cooktop - New bathroom with walk-in shower recess - Covered rear deck capturing prevailing breezes - Oversized multi-purpose rooms under - Inground swimming pool adjoining a sail covered paved courtyard - Garden shed houses pool sand filter - Lengthy side carport with high roofline - Fully fenced 810m2 allotment with development potential (STCA) - Multiple Train and Bus stops within walking distance - Proximity to an abundance of amenities including Target Buranda, Fairfield Gardens Shopping Centre, Annerley Junction boutique shopping, PA Hospital, many schools, and Queensland University access