

**62 Stoneleigh Street, Albion, Qld 4010**



**Sold House**

Wednesday, 25 October 2023

62 Stoneleigh Street, Albion, Qld 4010

**Bedrooms: 3**

**Bathrooms: 2**

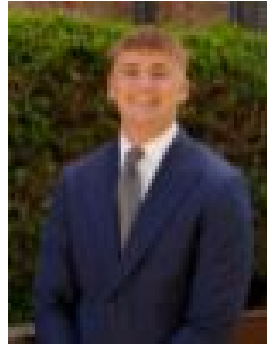
**Parkings: 1**

**Area: 405 m2**

**Type: House**



Nicholas Given



Beau Broomfield  
0432690946

## Contact agent

Enjoying an ultra-convenient position just five kilometres from Brisbane's CBD, this cottage style home is perfect for the savvy homeowner or investor. Enjoying a host of upgrades across its spacious interiors, this property has all the makings of a modern masterpiece, offering traditional appointments and character-rich inclusions throughout. Entertainers will love the expansive rear deck with views across the low maintenance backyard, while families will enjoy the light-filled bedrooms and versatile floorplan, complete with generous multipurpose rooms on the lower level. With an abundance of amenities around the Albion precinct and widely known as a hospitality mecca - you will find many trendy restaurants, bars and coffee roasters. Residents will enjoy supermarkets and specialty retailers, cafés and restaurants, gyms and parklands at their doorstep. Local attractions include The Breakfast Creek Hotel, Albion Fine Trades, Fonzie Abbott, Brewbakers and Allan Border Oval. 62 Stoneleigh Street, Albion is also located in the highly sought after school catchment for Windsor State School. Perfectly positioned for commuters, this property offers excellent proximity to public transport, with options including Albion Station and well-connected bus services. Inclusions:- Superb rear deck with city glimpses - perfect for outdoor entertaining- Light-filled living/family room and adjoining meals area- Modern kitchen with central island, ample storage and quality appliances- Three bedrooms, two with built-in robes- Family bathroom with shower-over-bath- Versatile multipurpose spaces - excellent home office and storage- Separate laundry and additional bathroom on lower level- High ceilings, split system air conditioning and timber flooring- North south aspect - Low maintenance and fully fenced 405sqm block- Minutes from cafés, restaurants and Lutwyche Shopping Centre- Within highly popular catchment of Windsor State School and Kedron State High School- Easy access to bus and rail transport, with Albion Station within walking distance and only two train stops from the CBD. Auction - 13th November from 5:30pm at Howard Smith Wharves. If not SOLD prior!