

**67 Charlton Street, Ascot, Qld 4007**



**Sold House**

Friday, 23 February 2024

67 Charlton Street, Ascot, Qld 4007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Drew Davies  
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Olivia Charlton  
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**\$1,425,000**

Auction Location: Place HQ | 10 James Street, Fortitude Valley Held for 30 years by its current owners, 67 Charlton Street is a rare opportunity to secure a quintessential Queenslander in an undeniably sought-after and convenient pocket of blue-chip Ascot. Offering a unique entry point to the market, this blank canvas is perfect for downsizers or families wanting to design and craft their dream home or astute investor/developers looking to capitalise on the obvious upside potential and renovate/extend (STCA). A short stroll to all local amenity that Racecourse Road has to offer, this property is tailor made for those with a vision looking to capitalise on prime location. At a glance, attributes include but are not limited to:- Rare value add opportunity, perfect for families wanting to create their dream home or investors / developers looking to capitalise on the upside potential and renovate / extend (STCA)- Low maintenance 405m<sup>2</sup> block in sought-after tree lined street - East facing rear, flat grassed yard - Raised single level living Queenslander accommodating 3 bedrooms- Master bedroom with retreat/dressing room- One bathroom + separate powder room - Laundry downstairs with direct outdoor access- Two secure car spaces + an abundance of storage space under house - 6km to Brisbane's CBD, 9km to Brisbane Airport Surrounded by some of Brisbane's finest homes and schooling options, only moments to St. Margaret's, St. Rita's, Clayfield College and St. Agatha's private schools to name a select few. A short stroll to Ascot Park on the doorstep of Eagle Farm Racecourse and renowned Racecourse Road. Local green spaces also include Oriel Park featuring the adjoining Oriel Markets shopping village and further afield, Crosby Park next door to Brothers Rugby Club and Albion's burgeoning retail and café precinct. Moments to the Portside precinct beyond where you are spoilt for choice with cafes, restaurants and boutique shops. For destinations further afield, journey via nearby public transport options, otherwise a short drive to Newstead Gasworks, James Street, Brisbane Airport and the city. Going to auction Wednesday 13th March at 6pm | Place HQ - 10 James Street, Fortitude Valley. For more information, please call Drew Davies on 0421 078 273 or Olivia Charlton on 0435 859 373. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.