

**68 Dutton Street, Hawthorne, Qld 4171**



**Sold House**

Wednesday, 20 September 2023

68 Dutton Street, Hawthorne, Qld 4171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**

**\$1,170,000**

Situated in an elevated North-facing position on one of Hawthorne's most popular streets, this very liveable cottage offers the incoming purchaser the opportunity to occupy as-is, conduct minor cosmetic works to suit taste, or even undertake major renovations with proven end-values that would more than justify a high-quality project. The home exudes abundant character charm with features including high ceilings, original VJ walls and timber floors. The generous living areas open to the front verandah which provides elevated leafy vistas to the north and great breezes year-round. The entire home benefits from the abundant light that filters through original casement windows which capitalise on the ideal Queensland aspect. The kitchen is very functional and more than caters to the home with ample storage, stainless steel appliances and island bench/breakfast bar. The large master bedroom also has a north aspect and is elevated by its large bay windows, high ceilings and stunning ambience. The further two bedrooms are each of a generous size and are more than enough for kids, sharers or spare rooms/study/media. To the rear, there is a large yard that is perfect for kids and pets, while also being prime for swimming pool installation or the introduction of a more established garden. The rear of the home benefits from the gently upwards slope so would gain even better views than the front with the right design. Under the house, there is a large multi-purpose space which is currently utilised as a gym but could be a great workshop, kids play area or oversized storage area. Located just metres from the Hawthorne cinema precinct, Morningside Panthers AFL, Hawthorne Park as well as an abundance of quality schools, dining, lifestyle and transport options, you will never need to go far for anything. Owners have set a sale date of Wednesday 4th October with the property to be sold by public auction, taking place in-rooms, 3/59 Oxford St, Bulimba from 5:30pm. All serious pre-auction offers will be considered and must be submitted in writing. Make no mistake, opportunities like 68 Dutton Street are extremely rare in such a sought after location so contact Brandon Wortley on 0447 269 591 or Scott Darwon on 0401 151 090 for further information or inspection details. \*\*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.\*\*