

**68 Geelong Street, East Brisbane, Qld 4169**



**Sold House**

Saturday, 24 February 2024

68 Geelong Street, East Brisbane, Qld 4169

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 704 m2**

**Type: House**



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## Contact agent

Discover the potential of this charming Queenslander, nestled on two lots in a tranquil, leafy street just 2km from the bustling CBD. With an east-facing 704m<sup>2</sup> allotment boasting a generous 20m wide frontage, this property presents a rare opportunity to renovate and unlock its full potential. This character-filled home seamlessly combines the classic Queensland style with modern living possibilities. Well-positioned windows flood the interior with natural light, while allowing refreshing summer breezes to flow through the turn-of-the-century home. Features such as exposed cross beams, timber flooring, and high ceilings enhance the unique charm of this property. The renovated kitchen offers ample cupboard space, and the main bedroom is conveniently located close to additional rooms that could be transformed into a walk-in robe and/or ensuite.

**Key Features:** Highset home with lower level potential 704m<sup>2</sup> allotment with an impressive 20m frontage, zoned LMR

**Real Property Description:** Lot 36 & Lot 37 on RP11228

Furthermore, there is rear vehicle access, opening up the possibility for the new owner to subdivide the two lots and build an additional dwelling at the rear, subject to council approval.

\*There are many options and potentials

- 1- Add one or two townhouses on the backyard, keep and renovate current front large size house (subject to council approval and may need to keep the same building style)
- 2- knock down and build 2 new houses (subject to council approval and may need to keep the same building style)
- 3- build a new townhouse complex (subject to council approval and may need to keep the same building style)

Situated in the coveted "Churchie" precinct, this property is within walking distance of East Brisbane State School, the iconic "Gabba" stadium, cafes, restaurants, shops, and excellent transport options, including the CityCat ferry service to the city and beyond. Whether you are an owner-occupier, investor, builder, or developer, this is an opportunity not to be missed. Contact us today to arrange an inspection and fully appreciate the numerous features and potential this property has to offer. Located in one of Brisbane's most sought-after pockets, it's ideal for first-time buyers, downsizers, or savvy investors looking for an excellent rental opportunity. Enjoy all the conveniences of inner-city living in the 4169 postcode, with the CBD less than 3km away. You'll have easy access to various transport options, award-winning cafes, restaurants, hotels, and the Gabba. Plus, the nearby parklands connect to the city-wide cycle path system, and you'll find an array of schools and childcare facilities within close proximity. Don't miss out on securing a brilliant investment in this high-growth precinct, offering a lifestyle that perfectly balances convenience and value.