

# 7 Bristol Street, Newtown, Qld 4350



## Sold House

Monday, 4 September 2023

7 Bristol Street, Newtown, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 589 m<sup>2</sup>

Type: House

**\$401,000**

Welcome to this charming double-gable Californian bungalow-style home, located in a highly sought-after and convenient inner-city location. This property presents a fantastic opportunity for renovators, as it boasts loads of potential and character. Upon entering the home, you will find two air-conditioned bedrooms with built-in wardrobes, offering comfortable living spaces. Additionally, there are two sleepouts, which can be utilized as additional bedrooms, home offices, or hobby rooms, depending on your needs. The house features two separate living areas, providing ample space for relaxation and entertainment. One of the highlights of this home is its high ceilings and polished floors, which add a touch of elegance and charm. The kitchen has been freshly renovated, offering a modern and functional space for culinary endeavors. A single bathroom caters to the needs of the household. The property features a formal lounge area, perfect for hosting guests or enjoying quiet evenings with family. Natural gas is available, providing convenience for heating and cooking purposes. The gas hot water system ensures a continuous supply of hot water. At the rear of the house, there is a north-facing deck, although it is currently in need of repair. Once restored, this deck will provide a lovely outdoor space to relax and enjoy the sunshine. A garden shed is available for storage, and a single carport provides covered parking for one vehicle. The spacious backyard offers endless possibilities, whether you envision creating a beautiful garden, adding a pool, or building an outdoor entertainment area. The entire property is fully fenced, ensuring privacy and security for you and your loved ones. Situated on a generous 589 square meter block, this property provides plenty of room for expansion or further development. The location is highly desirable, with both Laurel Bank Park and the central business district (CBD) within walking distance. You'll have easy access to parklands, recreational facilities, shopping, dining, and other amenities. Don't miss out on this exciting opportunity to transform this charming double-gable Californian bungalow into your dream home in a prime inner-city location. Contact us today to arrange a viewing and explore the potential this property has to offer. Rent Appraised At \$330-\$350 Per Week Rates \$1254.75 + WAC \$314.59 Net Per Half Year\* "Auction" to be held on-site, Saturday July 29 @ 10.30 am \*