

**106 Moree Street, Stafford Heights, QLD, 4053**



**House For Sale**

Wednesday, 14 August 2024

106 Moree Street, Stafford Heights, QLD, 4053

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Brooke Copping  
0431067766

## Neat cottage on 607m2 - potential future knock down

Positioned on the Kedron border within the highly sought-after Padua precinct, this tidy post-war home provides opportunities limited only by your imagination. Those seeking an ideal investment, first home or future knock-down must inspect. Surrounded by new and renovated homes, overcapitalising in this area is not an option. The owners are committed to selling and this property MUST be sold on or before auction on Thursday 29th August, 6pm.

Features include:

- Updated post-war home with new kitchen and renovated bathroom
- Option to remove and build (subject to council approval)
- 15.1m frontage
- Open plan living and dining area
- 950m from Padua, Mt Alvernia & Mt Alvernia schools

With a strong rental history, investors can rest assured; the central location, and easy access to the CBD and northern suburbs are highly appealing to potential tenants. First-home buyers should take advantage of this opportunity to enter the highly sought-after Stafford Heights property market.

Conveniently located only 8kms from the CBD, this home is minutes away from shopping centres and some of the best schools and cafes in town. This pocket of Stafford Heights is well-serviced by excellent public transport and road infrastructure including the Northern Busway, Clem 7, and Airport Link Tunnels. Just five minutes to Westfield Chermerside and two minutes to Stafford City Shopping Centre, active families will also appreciate the proximity to the local park across the road.

Inspect this week and register for the auction. In-room auction at Ray White Wilston, 74 Kedron Brook Rd, Wilston.

Located:

- 4min to Coles Kedron
- 5min to Stafford City Shopping Centre
- 9min to Westfield Chermerside
- 3min to Somerset Hills State School
- 8min to Wavell Heights State High School
- Walk to Webster Rd buses