

# 31 Henry Street, Woolloongabba, Qld 4102



## House For Sale

Wednesday, 10 July 2024

31 Henry Street, Woolloongabba, Qld 4102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 425 m2**

**Type: House**



Sam Peterffy  
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## Best Offer by Saturday 28 July

In the epicenter of Brisbane's most talked about suburb, just 800m stroll from the Gabba sits this Queenslander on a sunny North-rear 425m<sup>2</sup>. Zoned medium residential, it's the rare absence of character protection, and the exceptional redevelopment potential of this gem that places it a clear cut above. Of size to allow for 2 duplexes, there's also potential to acquire the vacant land adjacent in the future– a procurement that unlocks possibilities for a 5-storey redevelopment, with prospects to be increased under the Gabba Priority Development Area Plan (STCA). In excellent condition, with a super-functional 3 bedroom plus study layout that expands onto fenced front and rear lawns, the residence itself is thoroughly appealing as is, with the bones to be exceptional should it be improved further. Lined with all the expected character hallmarks of VJs, high ceilings and timber floors, it's freshly painted, air conditioned, and features a clever multi-use room with ensuite on the ground level. Live in and love it, lease, add value, or approach it as a potential goldmine under the increasing spotlight of the 2032 Olympic Games. Highlights: -☑Multi-use room with ensuite on ground level-☑Three bedrooms plus study, two feat. BIR-☑Multi-use on ground level w. ensuite-☑Potential for redevelopment of 2x duplexes (STCA)-☑Potential to acquire vacant lot adjacent in the future-☑Lot dimensions approx. 12m x 35m Just 15minutes cycle to the CBD, it's a stroll to the famous Norman Hotel, Gabba Antique Precinct, Coles, plus the anticipated Cross River Rail development delivering you to the city in just 3 minutes. Within the sought after BSSSC catchment (7-10), it's also within easy reach of top-performing schools at Grammar, Sommerville, and St. Lawrence's, plus easy shopping at South City Square. Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.