

**31 South Street, Newmarket, QLD, 4051**

**Sold House**

Sunday, 18 August 2024

31 South Street, Newmarket, QLD, 4051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Heath Williams  
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## **Humble cottage with a wealth of possibilities**

Presenting EV-LYN, a distinguished three-bedroom cottage that exudes classic charm and offers a wealth of possibilities. Constructed in 1935, this home is perfect for those ready to move in immediately or seeking a rewarding renovation project. Nestled in an enviable location within Newmarket, this property stands in a highly desirable area renowned for its convenience and proximity to top-tier amenities.

The residence is only moments away from exceptional educational facilities, including Wilston State School and Kelvin Grove State College, enhancing its appeal for families. The vibrant Reading Newmarket and its array of dining options, alongside numerous parks, cafes, and excellent public transport links, are all within easy reach, ensuring everything you need is merely moments away.

This home retains its period allure with high ceilings, VJ walls, and hardwood flooring throughout, offering the perfect canvas for creating a bespoke residence. Key features include an inviting front deck and a spacious rear deck that encourages entertaining while promoting superb cross ventilation and natural light. The interior boasts a bright, expansive living and dining area complemented by an additional study or sitting room. A large U-shaped kitchen features ample bench and storage space.

Accommodations include three well-appointed bedrooms, a bathroom, a separate powder room, and a laundry room conveniently located off the back deck. Additional benefits include side access for multiple vehicles and extensive storage space under the house. The property sits on a fully fenced, family-friendly 607sqm block with a private, low-maintenance backyard.

### **Disclaimer**

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