

34 Abingdon Street, Woolloongabba, Qld 4102

Place. **P**

House For Sale

Monday, 1 July 2024

34 Abingdon Street, Woolloongabba, Qld 4102

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 405 m2

Type: House



Julia Doyle

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Auction

Auction Location: In-Rooms - Place HQ 10 James Street, Fortitude Valley

A rare opportunity to secure a prime 405sqm allotment just minutes from the heart of Brisbane's CBD. This is only the second time that this three-bedroom property has been offered to market in over 120 years. Boasting a versatile artist's studio and superb entertainment options, this unique property is live-in ready with the potential to be transformed or renovated. This single-level residence is also close to the iconic Gabba Cricket Grounds and the soon-to-be-constructed Cross River Rail Woolloongabba station precinct. Freshly painted, the home will charm from the outset with its traditional worker's cottage-style facade and established front gardens. Inside, elegant timber floors, lofty ceilings and VJ walls are showcased throughout. Stepping inside, you will be greeted by an airy sunroom or study space. Continuing through the property, you will find a generous living area and an adjoining room which can be used as a dining area or home office, plus an accompanying well presented kitchen with ample cupboard storage. Perfect for relaxing and hosting guests, a large covered rear deck benefits from grand cathedral ceilings and privacy screens. An external staircase leads down to a fully-fenced rear yard with flourishing gardens, a chicken coop and a shed. Separate to the main property, an artist's studio could double as a work-from-home space, following minor updates. Finishing the residence is a sizeable master bedroom encompassing a walk-in robe, as well as a second bedroom. A renovated main bathroom has a shower over a bath. Complete with off-street parking for four cars and an external laundry, the home also includes plentiful storage, an attic with a potential to be transformed into a useable space, a brand-new Rheem instantaneous hot water system, a 1.6-kilowatt solar power system and split system air-conditioning. In an unbeatable inner-city position, this home offers a walk-to-everything lifestyle just 3km from the CBD. The SE Bikeway is right around the corner, providing direct access into the city, and you can stroll 350m to Park Road station, which forms part of the upcoming Cross River Rail network. With The Gabba only 1.1km from your door, you are never far from footy games, cricket matches and entertainment. Shopping and dining are just moments away at Woolloongabba and South City Square, and you can venture 1.7km to South Bank. In proximity to excellent inner-city schools, families are a short walk to the UQ Green Bridge and less than 1.5km from Dutton Park State School, Brisbane South State Secondary College, Brisbane State High School (in catchment area), St Laurence's and Somerville House. The Mater, PA and Queensland Children's Hospital are all within easy walking distance, and you can easily access the Pacific Motorway. Do not delay, call to arrange a private inspection today.

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