

**34 Garde Street, Stafford, QLD, 4053**

**House For Sale**

Wednesday, 14 August 2024

34 Garde Street, Stafford, QLD, 4053

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Endless Possibilities on 819m2

Nestled on a rare 819m2 parcel in the family-friendly, high-growth suburb of Stafford, this low-set, post-war workers cottage provides a unique real estate opportunity and is packed with potential.

Step into this 1950's cottage and embrace what could be! Currently a spacious three-bedroom, one-bathroom, tidy family home, this charming residence boasts light & bright living spaces and large windows with leafy outlooks from every room.

An ideal prospect for families looking to build their dream home, for first home buyers entering the market, or investors looking to add to their portfolio, this home radiates 1950's charm and retro detailing. The interiors smooth transition from indoors to outdoors offers a desirable scope for expansive outdoor entertaining. With level, low-maintenance lawns and an enviable sized back-yard with space for a pool!

Seize your chance to create a space that reflects your style, personality and family's future with the option to remove, rebuild or renovate (STCA).

### Property Features:

- Cottage: 3 Bedroom, 1 Bathroom
- 114m2 Internal Living Space
- 819m2 Block
- Renovate, Remove or Rebuild (STCA)
- Potential to earn \$620 per/week in rental income
- Shed & Concrete Pad

### Local Distances (approx.)

- 400m to Byrd Park
- 650m to Keong Park
- 700m to Queen of Apostles Catholic Primary School
- 1 km to Everton Park State High School
- 1.4 km Radius of neighbouring parks including,
- 2.1 km to Stafford City Shopping Centre
- 2.2 km to Stafford State School
- 12 Minutes to Westfield Chermside
- 15 Minutes to Brisbane Airport
- 20 Minutes to Brisbane CBD

This property represents a promising investment opportunity or a blank canvas for creating a dream family residence.

Secure your chance to call this property home, contact Chrissy Arkininstall 0413 802 842 to arrange your viewing and inspect today!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. However "furniture" changes and enhancements have been made to the photos to respect the tenants privacy. We accept no responsibility for any errors, omissions or inaccuracies and it's important that any prospective purchasers make their own enquiry and view the property at hand to verify all information and detail attached to the property.