

35 Burns Road, Toowong, Qld 4066



House For Sale

Sunday, 30 June 2024

35 Burns Road, Toowong, Qld 4066

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Elliott Dean

0401762655

FOR SALE NOW

Situated in one of Brisbane's most convenient inner-city suburbs, this hidden gem of a home set on 524m² of land is bursting with potential and offers far more than initially meets the eye! Boasting three generous bedrooms, open plan living, renovated bathroom and updated kitchen, the residence also inclusive of a separate dwelling at the rear of the property, perfect for running a home business, office space or visitors' quarters when friends and family come to stay. Positioned 5km from the Brisbane CBD, it is a short 75m stroll to Perrin Park, moments from Toowong Village (10 minute walk) plus a myriad of transport options including the train at Taringa and Toowong, bus stops along the way and the CityCat over to West End from Guyatt Park City-Cat Terminal. Set back from the street behind tall greenery, the residence welcomes you through the private front porch; inside, the home displays timber floors, high ceilings and plenty of natural light through the ample casement windows. The property comprises two open plan living spaces and a third dining/family area separated by the renovated kitchen, hosting a central island bench, gas cooktop, oven and dishwasher. The rear living area opens out to the spacious back deck through French doors, affording a pleasant and private outlook over the backyard and surrounding tall trees, making dinners, parties and backyard BBQ's a breeze. Two of the three bedrooms contain built-in wardrobes, serviced by the renovated bathroom with glass walk-in shower, toilet, mirrored vanity and floor-to-ceiling tiles. The property is also inclusive of a laundry off the kitchen, ducted air-conditioning throughout and is zoned LMR, providing the potential for future redevelopment (subject to BCC approval). The rear dwelling includes a large storage space and adjacent carport, accessed via the private service road (Wells Lane) at the rear of the property. Opportunities in this area are few and far between, with proximity to the University of Queensland, Brisbane boys' College, Toowong State School and Indooroopilly State High School securing this as a highly advantageous location. It is rare to find convenience and a sense of seclusion in the same property, but 35 Burns Road combines these elements seamlessly, creating an idyllic family home in a premium location with plenty of room to grow!

Summary Features Include:

- 3 x Bedrooms, open plan living, renovated bathroom/kitchen & separate dwelling at the rear of the property, perfect for home business, office space or visitors' quarters
- 5km from CBD, short 75m stroll to Perrin Park, 10 minute walk from Toowong Village, transport options inc. train at Taringa/Toowong, bus stops & CityCat to West End from Guyatt Park Ferry Terminal
- Residence welcomes you through private front porch; inside, the home displays timber floors, high ceilings & plenty of natural light through ample casement windows
- Property comprises 2 x open plan living spaces + a third dining/family area separated by renovated kitchen, hosting central island bench, gas cooktop, oven & dishwasher
- Rear living area opens out to spacious back deck through French doors, affording a pleasant/private outlook & making dinners, parties & backyard BBQ's a breeze
- 2 of the 3 bedrooms contain built-in wardrobes, serviced by the renovated bathroom with glass walk-in shower, toilet, mirrored vanity & floor-to-ceiling tiles
- Property is also inclusive of a laundry off the kitchen, ducted air-conditioning throughout & is zoned LMR, providing the potential for future development (subject to BCC approval) and set on 524m² of land
- Rear dwelling includes a large storage space & adjacent carport, accessed via the private service road (Wells Lane) at the rear of the property
- Proximity to University of Queensland, Brisbane boys' College, Toowong State School & Indooroopilly State High School secure this as a highly advantageous location