

**39 Heidelberg Street, East Brisbane, Qld 4169**



**House For Sale**

Saturday, 29 June 2024

39 Heidelberg Street, East Brisbane, Qld 4169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**

## **Auction**

In today's world, having upside and flexibility when purchasing is almost a must, and this home does provide a wide scope of opportunities. With an emphasis on lifestyle and location, the potential for excellence is well worth exploring as this location represents everything a family is looking for in an inner-city home. A little tidy-up and this delightful home will be ideal to live in as is, whilst offering great scope to improve and add enormous value in the future. This property boasts an exceptional option for a diverse range of buyers, including owner-occupiers, investors, or renovators. With DA approvals already in place, this could be your dream home. There are three bedrooms, a study, and a separate lounge room including a dining area with banks of timber casement windows strategically placed to the northeast allowing for natural light, cross breezes, and winter morning sun. All these inclusions provide a perfect balance of heritage charm. The lifestyle benefits of this address are endless. A short stroll to Mowbray Park City Cat Terminal and the Brisbane River at your doorstep, the City Cat provides easy access to the CBD, universities, and the attractions of Howard Smith Wharves, Riverside, South Bank, New Farm, and more. This is a quality property in a sensational position, just a heartbeat away from the CBD with immediate access to Brisbane Airport via the Clem 7 Tunnel. With the increasing development within this popular riverside pocket, as the redevelopment of the Gabba precinct and the announcement of Brisbane hosting the Olympic Games, you cannot go wrong! So here it is! Quite simply, this Queenslander is offering the astute purchaser the opportunity buyers often wait for, but rarely see. Opportunities like this don't come along every day, so act NOW! We have received very clear instructions that this property must be sold at auction, if not SOLD prior!