

**4 Abuklea Street, Wilston, Qld 4051**



**House For Sale**

Friday, 12 July 2024

4 Abuklea Street, Wilston, Qld 4051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Pat Goldsworthy  
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## Auction

Capturing city views from its elevated north/south 405sqm lot, this LMR-zoned post-war cottage presents a remarkable opportunity just 12 minutes from the CBD. Currently tenanted, the character property offers the chance to landbank and continue renting or build a brand-new residence that further enhances the exceptional outlooks across the city skyline. \*With the adjoining residence at 6 Abuklea Street also for sale, buyers have the potential to purchase both lots and redevelop the combined 1,012sqm site with apartments or townhouses. \*In an excellent position, this property offers access to every amenity. With bus stops and Wilston station only 130m away and the CBD 4.8km from your door, city commutes and travel are made easy. Popular cafes and restaurants are just 450m away at Wilston Village, the local shops, newsagent, bakery, gym, pharmacy, and eateries are 750m away at Homezone, and you can venture 1.2km to Newmarket Village with Reading Cinema. Parks, playgrounds, sporting clubs and the Enoggera Creek Bikeway are all within easy walking distance. In a perfect position for families, students and hospital workers, this home is only 900m from St Columba's Primary School, 1.1km from Wilston State School, 2.1km from RBWH and 2.2km from QUT Kelvin Grove. This property offers but is not limited to:

- Post-war cottage zoned LMR (2 to 3-storey mix)
- Elevated city views on a north/south 405sqm lot
- Opportunity to landbank, rebuild or redevelop\*
- Potential to also purchase the neighbouring 607sqm lot
- 2 bedrooms, 2.5 bathrooms, office, 2 living areas, kitchen
- Swimming pool, side access, under-house storage
- 130m to Wilston station, 4.8km to the CBD
- 450m to Wilston Village, 750m to Homezone
- 900m to St Columba's, 1.1km to Wilston State School
- 2.1km to RBWH, 2.2km to QUT Kelvin Grove

\*Subject to Brisbane City Council approval  
Auction: Brisbane 100 Auction Event, 21st of July, at Howard Smith Wharves