

46 Somers St, Nudgee, QLD, 4014

House For Sale

Wednesday, 14 August 2024

46 Somers St, Nudgee, QLD, 4014

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



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Charming Home on Double Block with Endless Potential

Welcome to 46 Somers Street, Nudgee—a distinguished post-war home that gracefully combines timeless charm with modern possibilities. Located on one of Nudgee's most desirable streets, this well-maintained family residence is set on an expansive 810m² double block on two titles. It presents a rare opportunity for buyers, developers, and investors to make the most of this prime real estate.

Home Full of Charm:

Step inside this exquisitely maintained home, where classic charm meets contemporary comfort. Revel in the high ceilings and polished timber floors, which blend seamlessly with modern updates to create a living space that is both elegant and inviting. Every architectural detail echoes the home's timeless appeal, making it a stylish retreat for today's lifestyle.

- **Inviting Living Spaces:** The open-plan living and dining areas are bathed in natural light, creating a warm and welcoming atmosphere. The timber floorboards flow seamlessly throughout, complemented by ceiling fans and a charming fireplace that ensures year-round comfort. Whether you're gathering around the fire on a cool evening or enjoying the breezy, sunlit space during the day, this home invites relaxation and quality family time.

- **Functional Kitchen** At the heart of the home is a spacious kitchen, well-equipped with ample cabinetry, a generous preparation area, and an electric stove. This practical space is ideal for both everyday family meals and entertaining guests.

- **Expansive Deck:** The living areas open out to a large, covered wrap-around deck with timber floors. This outdoor space is perfect for alfresco dining, entertaining, or simply unwinding while overlooking the lush backyard. The serene outlook offers a peaceful retreat from the bustle of daily life.

- **Comfortable Bedrooms:** The home includes three generously sized bedrooms, each fitted with ceiling fans and wardrobes. The main bedroom is equipped with an air conditioning unit, ensuring a cool and comfortable retreat year-round. These rooms provide ample space for a growing family.

- **Ground-Floor Versatility:** In addition to the main living areas, the ground floor offers a spacious rumpus room and a multi-purpose room, perfect for use as a home office, study, or additional living space. This level is ideal for accommodating the changing needs of a busy household.

- **Modern Amenities:** The main bathroom is large and convenient, featuring a shower-over-bath configuration, a vanity, and a toilet. An additional bathroom, complete with a shower, vanity, and toilet, is located adjacent to the ground-floor rumpus area.

- **Plenty of Onsite Parking and Storage:** The property boasts ample onsite parking, including covered carports and additional space for multiple vehicles. There is also a generous storage area, offering plenty of space to store tools, equipment, and more.

- **Elevated Location** - Thanks to its elevated position, this home enjoys a consistent breeze that flows effortlessly through the living spaces, enhancing comfort and adding to the airy, open atmosphere.

Development and Investment Potential:

The true value of 46 Somers Street lies in its extraordinary development potential. Situated on two separate lots totalling 810m², this property offers a unique opportunity to either renovate the existing home or embark on a new development project (subject to council approval). The options are endless—whether you choose to subdivide the land to create two

brand-new homes or retain the property as a single large residence with ample room for future enhancements.

- Prime Double Block: Developers will appreciate the ease of subdivision, making this an attractive proposition for those looking to capitalize on Nudgee's growing demand for quality housing. The double block configuration offers flexibility for various development options.

- Renovation Potential: For those with a vision, the existing home provides a solid foundation for further renovations. Enhance the classic features, expand the living areas, or add modern touches to create a bespoke family home tailored to your lifestyle. This property is a blank canvas for creative minds.

Location, Lifestyle, and Convenience:

Nudgee is a rapidly developing suburb in North Brisbane, known for its family-friendly atmosphere, excellent amenities, and proximity to key transport links. 46 Somers Street enjoys an enviable location within this vibrant community, offering easy access to everything you need for a convenient and enjoyable lifestyle.

- Transport Links: Commuters will appreciate the five-minute walk to Nudgee train station and nearby bus stops, providing seamless connectivity to Brisbane CBD and beyond. The property is also just a short drive from major arterial roads, offering quick access to the Gold Coast and Sunshine Coast.

- Educational Facilities: Families will benefit from the property's proximity to reputable schools, including Earnshaw State College, Saint Joseph's Nudgee College, and the Australian Catholic University. The area is well-serviced by childcare centres and early learning facilities, making it an ideal location for families with children of all ages.

- Local Amenities: Everyday conveniences are within easy reach, with the Woolworths shopping precinct, Banyo Village, and a variety of cafes and restaurants just minutes away. For outdoor enthusiasts, Nudgee Beach, Virginia Golf Club, and scenic walking and bike tracks offer plenty of opportunities for recreation and leisure.

- Brisbane Airport: Frequent travellers will love the short 11-minute drive to Brisbane Domestic and International Airports, making this location ideal for those who value proximity to major travel hubs.

A Golden Opportunity:

46 Somers Street, Nudgee, is more than just a home; it's an opportunity to shape the future. Whether you're looking to create a luxurious family residence, undertake a development project, or secure a valuable investment in one of North Brisbane's most promising suburbs, this property has it all.

Don't miss out on this rare opportunity to own a piece of Nudgee's history and shape its future. For more information or to arrange a private viewing, please contact Mario Rossi on 0428 166 370. Your dream property is just a call away.

****Disclaimer:**** This property is being sold without a price, and therefore a price guide cannot be provided. All information provided is deemed accurate, but buyers are encouraged to conduct their own due diligence to verify the details.