

**54 Manchester Terrace, Indooroopilly, Qld 4068**



**House For Sale**

Friday, 2 February 2024

54 Manchester Terrace, Indooroopilly, Qld 4068

**Bedrooms: 4**

**Bathrooms: 3**

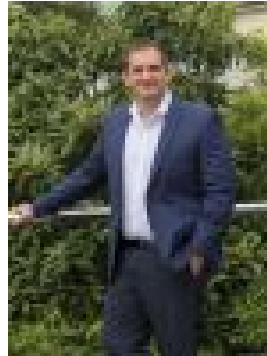
**Parkings: 2**

**Area: 810 m2**

**Type: House**



Nik Vidakovic  
0475000401



Mathew Abboud  
0733696488

## Auction

Rarely available, this property offers dual living all in one convenient location. Set in one of Brisbane's most sought after locations, this warm and inviting family home is set over two lots providing savvy buyers with the option to either subdivide or simply renovate and enjoy an oversized parcel in an ideal location. The home features character elements throughout including high ceilings, hardwood timber floors and VJ walls. Buyers of all shapes and sizes will benefit from the property's practical floor plan, seamless interaction between indoor and outdoors and its ideal, elevated position to capture the breezes. Both living areas extend to outdoor entertainment spaces that overlook a large saltwater pool. Currently configured as a 4-bedroom home, the property is conveniently located within close proximity to all major amenities such as Indooroopilly Shopping Centre, Taringa Train Station, Indooroopilly State School and Brisbane Boys College. Whether you have a multi-generational household or require separate living arrangements, this home offers the best of both worlds. It provides a complete kitchen, full bathroom, and bedroom on the ground floor that leads to a private outdoor area that overlooks the saltwater pool. The property is currently on 2 lots (1 title) and has potential for the savvy investor to subdivide the block or take advantage of the LMR2 zoning and build units/townhouses (STCA). Summary- 810m<sup>2</sup>\* with over 20m frontage- Zoned LMR (2 or 3 storey mix)- Ideal renovator or redevelop- Potential for Multiple Dwellings or major Re-development (S.T.C.A)- Walking distance to all amenities Other notable features of this property include:- Saltwater swimming pool- Storage shed- Extra high ceilings- Copper fireplace- Self-contained apartment with separate entrance - Single car port- Walking distance to Indooroopilly Shopping Centre- Walking distance to Taringa Medical centre- Walking distance to Taringa train station- Walking distance to Coles Local supermarket opening soon (300m)- 10 minutes to the University of Queensland- City council bus to city (415) Close proximity to sought after schools:- Holy Family Primary School (760m)- Indooroopilly State School (1.03km)- Brigidine College (818m)- St. Peter's Lutheran College (1.4km)- Brisbane Boys' College (1.43km)- Ambrose Tracy College (1.4km)- Toowong State School (2.1km)- St. Ignatius School (1.50km)- Montessori Children's House (500m)- Qld Academy for Science Mathematics and Technology (1km) This property presents a unique opportunity to experience versatile living while offering additional income potential. Opportunities to enter a marketplace and secure your own slice of Indooroopilly property are few and far between, act fast to secure this unique offering. Auction: 29th February @ 6.30pm Ray White Paddington In-Rooms The Paddington Tavern - 186 Given Terrace, Paddington\* Where properties are being sold without a price, in accordance with government regulations a price guide cannot be provided. Please also note that the website being viewed may have filtered the property into a price bracket for functionality purposes. \* Land dimensions are sourced from Pricerfinder & B.C.C and should be used as a guide only \*STCA - Subject to council approval