

**88 Swan Street, Gordon Park, Qld 4031**



**House For Sale**

Monday, 1 July 2024

88 Swan Street, Gordon Park, Qld 4031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Holly Bowden

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## Auction

Auction In Rooms - Howard Smith Wharfs July 21st - 10am Step inside 88 Swan Street and be enchanted by this immaculate, elevated and recently renovated home located in a popular street in one of Brisbane's favourite community suburbs. Exuding character and charm, with everything done you can move straight in and reclaim your time and spend it on the things that bring you happiness. You'll love living just footsteps to popular Kedron Brook, having neighbours you can call friends and being situated right in the heart of the best of Brisbane's lifestyle pleasures with numerous shopping options and amenities, cafes, walking tracks, parks and public transport all within walking distance. Elevated with a perfect North/East aspect to the rear, this move in ready home is ideal for young professionals, downsizers, empty nesters and families alike. This desirable character home, offers but is not limited to: \* Fabulous family community with neighbours you'll call friends\* Level and leafy fully fenced 405m<sup>2</sup> allotment with space for a pool + swingsets\* Three bedrooms in great proportions with fans and air conditioning\* Freshly Painted inside and out, new carpets, new blinds, light fixtures/fans\* Original charm - lofty 3.15m<sup>2</sup> ceilings, wide pine hoop flooring, double hung windows\* Side Access for vehicles\* Multiple off street parking\* Eat in kitchen with new stone benches and cupboards + gas cooking\* Woolloowin Primary + Kedron High School catchments\* Walk to dog off leash, Lutwyche bus, The Brook Childcare, Woolloowin Primary, Kedron High School and Market Central Shopping Centre\* Ready to move in and enjoy\* Rental Expectation @ \$850 - \$900 per week\* Rates @ \$658 per quarter\* Insurance \$2591 per annum Located in a highly sought-after suburb just minutes to the CBD, Gordon Park is renowned for being on the edge of the CBD whilst offering a community suburban lifestyle surrounded by excellent schools. This home falls within the Kedron High School catchment for high school aged children with its excellence programs in academic, dance, sport and art, which is a short walk or bicycle away. For primary school aged children, it sits within Woolloowin State Primary School catchment which is highly regarded for its beautiful community. Its close proximity to many other excellent schools such as St Columba's, St Anthony's, St Margarets, St Rita's, Mt Alvernia and Padua College. Swan Street also gives ease of access to the CBD and is a short drive to the ICB, Clem 7, Legacy Way and Airport Link tunnel networks, you're also moments to Lutwyche Market Central for all your grocery needs, just 15 minutes to Westfield Chermside. What a privilege it would be to live a lifestyle of pleasure and ease. If you are looking for your next home or investment property, an inspection is an absolute must. To obtain a copy of the Information Memorandum or to arrange an inspection, please contact Holly Bowden. Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.