

98 Lower Cairns Terrace, Paddington, Qld 4064



House For Sale

Sunday, 30 June 2024

98 Lower Cairns Terrace, Paddington, Qld 4064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 407 m2

Type: House



Brandon Wortley
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Selina McIntyre
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Auction

Sitting on a rare two-street access and situated in a prime Paddington position, just moments from the abundant lifestyle options this boutique market has to offer, 98 Lower Cairns Terrace offers abundant versatility, whether you are looking to landbank a blue chip position in one of Brisbane's most sought after markets, conduct minor renovations to taste, or undertake a more significant overhaul to create one of the finest homes the area has to offer. The gorgeous character appeal is accentuated by an 11.4m frontage which is wider than the conventional blocks of the same size and will undeniably allow the incoming purchaser to capitalise on its incredible position to maximise the value of the block. Largely situated across one level, this neat and tidy character home is presented in very good condition throughout and is currently rented for \$925/week. The large open plan living space boasts ample character including original VJ's, timber boards and high ceilings with the semi-separate kitchen being presented in very good order with further access to a dining room and large rear verandah that overlooks the yard. All of the bedrooms are of a good size with the North-facing main being extra large. The bathroom is also presented in good order but would benefit and immediately add value with a modern uplift. There is also a quaint entry foyer/sunroom at the front of the house which would make a great study. Downstairs, the slab is in good condition with incredible car accommodation, storage, gym, workshop or rumpus options available. The large yard is perfect for pool installation or kids play. One of the most pivotal and unique parts of this property is the two street frontage to Charteris Street, making renovations substantially easier from both a design and access point of view. There are multiple homes in the immediate vicinity that should provide ultimate confidence that overcapitalising should not be of concern. Motivated sellers have set firm instructions that this will be sold by public auction Sunday 21st July as part of the Brisbane 100 series, from 10:00am at the Howard Smith Wharves. All pre-auction offers are to be submitted in writing for consideration. Contact Brandon Wortley on 0447 269 591 or Selina McIntyre on 0400 565 918 for further information.**This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.*