

Lot 2/12 Brook St, South Brisbane, Qld 4101



House For Sale

Wednesday, 29 May 2024

Lot 2/12 Brook St, South Brisbane, Qld 4101

Bedrooms: 6

Bathrooms: 2

Parkings: 1

Area: 303 m²

Type: House

FOR SALE

Welcome to Lot 2/12 Brook Street, South Brisbane (also known as 12B Brook Street) Discover an exceptional opportunity to purchase this 6-bedroom, 2-bathroom property nestled in the heart of South Brisbane 4101. Offering a lifestyle location this inner-city property is tucked away on a 303m² quiet and private block, yet within 350m of Brisbane State High School, Somerville House and St Laurence's College, and 800m to Southbank parkland and restaurant precinct, providing premium educational and lifestyle options. This spacious property spans two levels: the lower level offers spacious open plan living, dining and kitchen, flowing onto a large undercover entertaining area leading to the backyard. There are also 2 bedrooms, a bathroom, separate toilet, and laundry on the ground floor. A timber staircase leads to the upper-level lobby featuring a skylight, with an additional 4 bedrooms, and another bathroom with separate toilet.

Additional key highlights:
Solar Panels: Benefit from solar energy savings with the installed solar panels, which promote sustainability and reduce energy costs, as does the high-efficiency hot water heat pump system.
Contemporary Design: Built in the late 90's this home offers a modern design and comfortable living experience, along with beautiful timber flooring throughout and spacious bedrooms.
Student Rooming Accommodation: Currently utilized as student rooming accommodation, this property presents a lucrative investment opportunity with 6 individual tenancies in place, ensuring a steady rental income stream (the last of the leases expires in September 2024 should you wish to occupy the property).
Furnished: The property will be sold partially furnished for added convenience, catering to both tenants and future owners.
Parking: A parking space is at the front of the walking path to Lot 2. Whether you seek an above-average investment or a spacious family home, this property presents endless possibilities.

Convenience at your fingertips:
Approximate Distance to Public Transport: 148 metres to Gladstone Rd Bus Stop 9211 metres to Dorchester St Bus Stop 5 Buses to city every 8-15 minutes 325 metres to South Bank train station 882 meters to City Cat (ferry) terminal South Bank
Approximate Distance to Education Facilities: 350m to secondary schools: Brisbane State High School, Somerville House, St Laurence's College 700m to Southbank Institute of Technology, Griffith University South Bank, Queensland Conservatorium, Queensland College of Art, Griffith University Photography South Brisbane Campus 2.0km to QUT Gardens Point Campus 2.6km to UQ St Lucia Campus over the Goodwill Bridge 2.8km to James Cook University Queen Street Brisbane 2.9km to Shafston Institute of Technology
Shopping & Services: 98m to Gladstone Rd nightowl convenience store, chemist, local doctor & restaurants 700m to Southbank restaurant & shopping precinct & markets 700m to Southbank cinema & specialty stores, including woolworths 1.2km to Coles supermarket West End Only a short walk to the heart of West End Entertainment Just a short distance away: Arts & culture precinct Music, theatre & Art galleries So many Restaurants to choose from in West End, Highgate hill, South bank, Woolloongabba, Brisbane City, Live Music, Bars and more! Don't miss this exceptional opportunity to own a 6-bedroom, 2-bathroom property in the highly sought-after South Brisbane area.