36 ARAGON STREET, INDOOROOPILLY, QLD, 4068






SOLD

SO MUCH ON OFFER WITH HUGE POTENTIAL AS WELL!

So much potential & privately nestled high & dry on a leafy 690m2 block, sits this real Cutie!

Full of charm, natural light, original timber flooring & fireplace, there's a lot to fall in love with. Be it enjoying the morning papers & your "cuppa" on the front porch whilst soaking up the sun's early rays to entertaining year 'round in your private courtyard.

SOME OF THE HOMES MANY FEATURES INCLUDE:
- 2 generous bedrooms
- Bathroom
- Sunroom or study
- Separate laundry
- Classic casement windows
- Original timber flooring throughout
- Open plan lounge & dining room with fireplace. This charming room flows to the front porch & also opens to your private courtyard. - The raked ceilings enhance the spacious feel of the room.
- Good size kitchen with generous cupboard space & bench tops plus electric oven & cook top plus a lovely private outlook to the garden, trees & birdlife.
- Large rear lawn & garden perfect for kids to play & pets to run which is fenced.
- 1 car secure garage
- Northern aspect
- All this & more on a 690m2 block with a treed view over the parklands

POTENTIAL:
- The potential here is unlimited & possibilities are endless to improve, extend, or remove!
- Build up – build out – add an amazing deck front or rear
- Loads of room for a pool or large home extension.

LOCATION:
- Situated in the highly sought after suburb of Indooroopilly, opposite parklands with children's play area & picnic pavilion.
- The park is perfect for exercising the dog or that game of cricket or footy with the kids.
- Only a short stroll across the park takes you to the bus, local coffee shop & grocers, bakery, Thai restaurant plus others.
- Excellent local shopping a short drive to the Kenmore Plaza or Kenmore Village & the Kenmore

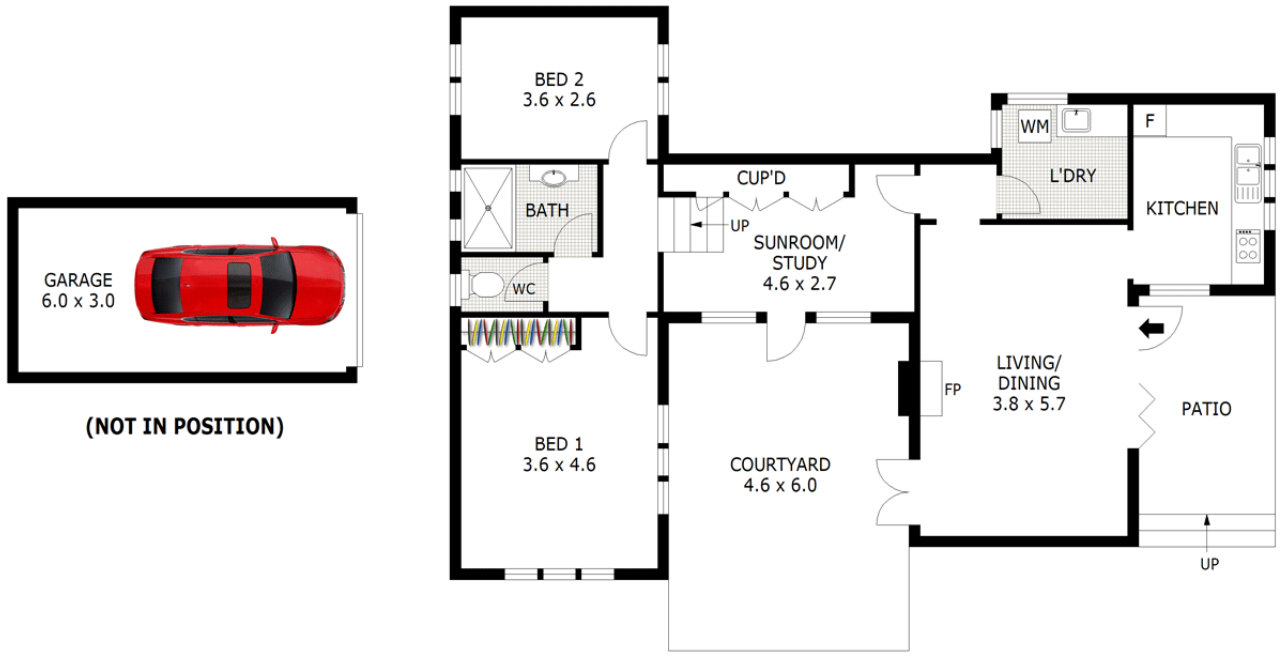
2 BED | 1 BATH | 1 CAR

PRICE:
$745,000

OPEN FOR INSPECTION:
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	-	86 m²
Garage	-	18 m²
Courtyard	-	26 m²
Patio	-	10 m²
Total	-	140 m²

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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