



# SOLD

## DEVELOPMENT OPPORTUNITY | BLUE CHIP LOCALE HOME

Location Location Location. This Blue-Chip Locale is one of the last remaining houses on Alpha Street and surrounding area. Zoned as 'Low Medium Density Residential (2 or 3 story mix)', with future development potential; just see your planner for further development options into units or multiple occupancy homes. This home sits intersecting three prestigious Brisbane suburbs of Taringa, Toowong and St Lucia. You'll find yourself just 1.9 km from The University of Queensland and 900 meters from Toowong Shopping Village. 2 Alpha Street is a circa 1900's 'Character' 3 bedroom home modernised with a rear extension of a 1 bathroom Dining Room, Kitchen, rear deck and car port. The extension is approximately a 15- 20 year old renovation with a carport on a full concrete drive. It has two reverse cycle air conditioners installed and ceiling fans. It sits on a 967 m2 'splitter block' Lot 23 & 24 with approximately 20m frontage.

- House positioned to back of block for heightened privacy and views over the North-East aspect
  - Absolute Blue-Chip location
  - 967 sqm land over two lots, zoned low-medium density residential (2 or 3 story mix)
  - Walking distance to Taringa Train Station, an array of bus services and two CityCat Terminals
  - Toowong State School & Indooroopilly State High School catchment areas
  - Walking distance to Brisbane Boys College and The University of QLD
  - Short drive to St Peter's Lutheran College, Ambrose Treacy College and Bridgedine College.
  - Perrin Park adjacent to the property
  - Walking distance to the Brisbane River and river walkways
  - Walking distance to an array of shops, restaurants, cafes, medical facilities, parks and sporting facilities
  - 8 min to Brisbane CBD
  - 900 meter walk to Toowong Village
  - 1.9 km to The University of Qld St Lucia Campus
  - 5 min drive to Indooroopilly Shopping Centre
- Call Bill Turner of Bill Turner Realty Today on 0401844942.

While all care is taken for the accuracy of this advertisement no warranty is intended or offered by Bill Turner Realty. Be advised buyers need to perform their own due diligence and seek their own independent advice.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$1,650,000

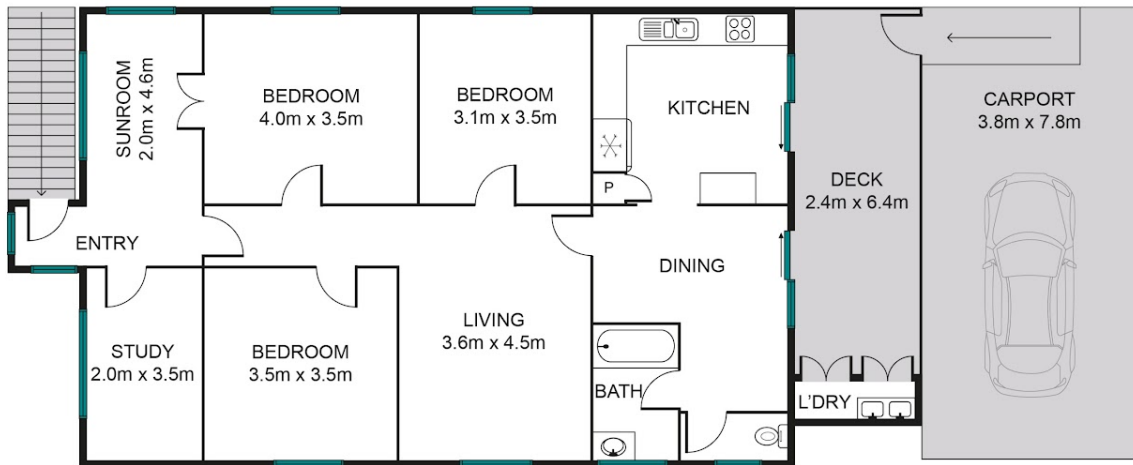
OPEN FOR INSPECTION:  
N/A



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## 2 ALPHA STREET, TARINGA



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

**INTERNAL: 110m<sup>2</sup> | EXTERNAL: 47m<sup>2</sup> | TOTAL: 157m<sup>2</sup>**

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.