31 GIBUM STREET, CHERMSIDE WEST, QLD, 4032









SOLD

SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

OUTSTANDING POTENTIAL - PREMIER LOCATION IN CHERMSIDE WEST!

First time offered for sale in over 40 years!

Resting peacefully on a generous 607 square-metre allotment, and boasting an enviable position in popular Chermside West, this original 3-bedroom residence presents an exceptional opportunity.

Set within a whisper-quiet neighbourhood, this functional home offers a blank canvas with great scope to improve and/or reconstruct. Realise your vision and create your own custom abode with a very desirable address, where capital gain is assured.

The property's convenient and leafy location puts residents close to local parks, schools, hospital, transport corridors and Westfield Chermside.

Features include:

*Original 3-bedroom brick veneer and tile house, slab base, practical design
*Large living room with air conditioning and ceiling fan
*Separate rear kitchen overlooks backyard, plus meals area
*Generous bedrooms with ceilings fans; functional 3-way bathroom
*Large single garage with storage, internal access
*Fenced back yard, ideal for kids and pets, large terrace; scope for pool/shed (STCA)
*Near-flat 607 square metre allotment; approximately 18m frontage x 36m depth
*Elevated, flood-free position with a pleasant rear-to-east aspect
*Outstanding potential to personalise, renovate and/or reconstruct and capitalise!
*Superbly located, walk to Craiglea State School 450m; Frederick Annand Park 300m
*Westfield Chermside 1.3km; Prince Charles Hospital 1.5km
*Brisbane CBD 11km/20 min drive; Brisbane Airport 13.5km/17 min drive
*Functional home with excellent tenants currently in place (lease ending).

IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE ENQUIRY FORM ON

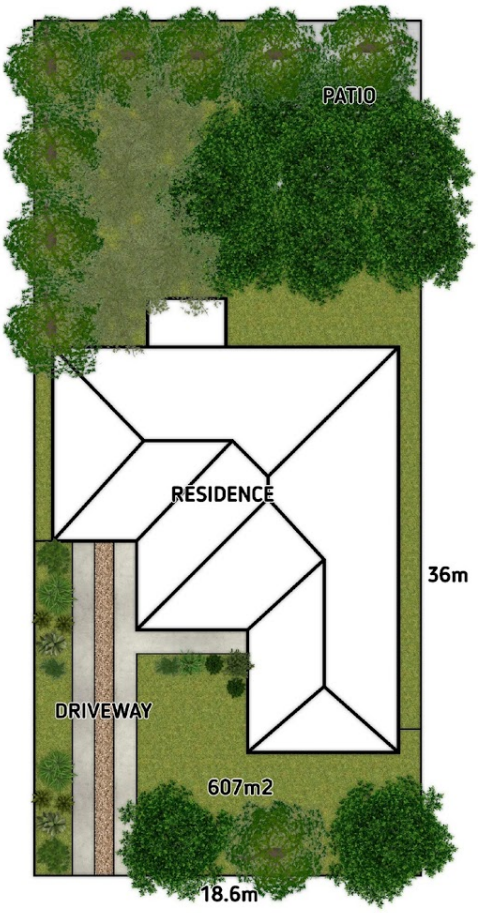
3 BED | 1 BATH | 1 CAR

PRICE:
$930,000

OPEN FOR INSPECTION:
N/A



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Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.
PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 125.7 sqm
EXTERIOR: 9.5 sqm
APPROX TOTAL: 135.2 sqm
LAND: 607m2

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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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