# 34 SAINT LEONARDS STREET, COORPAROO, QLD, 4151









# SOLD

## SOLD PRIOR TO AUCTION - MULTIPLE OFFERS - THINKING OF SELLING, GIVE ME A CALL!

This striking elevated residence at 34 Saint Leonards Street presents an exceptional opportunity to secure a substantial 615sqm landholding in one of Brisbane's most coveted inner-city locations. The property combines heritage character with modern potential, featuring 113sqm of internal living space, plus valuable under-home storage and/or workshop facilities.

Step inside to discover a comfortable single bathroom complemented by an adjoining combined dining/lounge area. The private veranda offers the perfect retreat, taking advantage of the elevated position and peaceful neighbourhood ambiance. Outdoor enthusiasts will appreciate the fully fenced 615sqm block, providing complete privacy and security while offering endless possibilities for landscaping, entertaining, or future expansion or rebuild your dream home here!

Located in the heart of Coorparoo, this property places you just 5.7km from Brisbane's CBD in one of the city's most desirable inner suburbs. Families will find themselves perfectly positioned within one of Brisbane's premier educational precincts, within close distance to these sought after schools: Coorparoo State School, Villanova College and Loretto College to mention just a few.

The lifestyle on offer is second to none, with Coorparoo Square just a short walk away. The nearby dining precincts of Stones Corner and Camp Hill provide additional culinary adventures, while Langlands Park offers sporting facilities and green space for recreation. Transport connectivity is outstanding with Old Cleveland Road providing direct access to the city, multiple bus routes serving the area, and future Eastern Busway access planned, of course the M1.

This property represents a rare opportunity to secure a substantial landholding in an established, sought-after location where educational excellence meets lifestyle convenience. Whether you choose to renovate the existing character home, rebuild to create your dream residence, or simply enjoy the convenience and charm as it stands, the possibilities are limitless. The combination of generous land size, unparalleled educational options, an established neighbourhood, excellent amenities, and prime inner-city positioning makes this a truly exceptional offering.

## 3 BED | 1 BATH | 0 CAR

PRICE:
$1,725,000

OPEN FOR INSPECTION:
N/A



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