



FOR SALE

COMPLETE THE RENOVATIONS AND SUBDIVIDE THE EXCESS LAND OR ENJOY THE LARGE BACKYARD.

The hardest work is done! New kitchen with stone benches, soft close draws and European Appliances, together with two new bathrooms.

Located in the highly desirable inner city suburb of Toowong, this property is an exciting opportunity to add the finishing touches to a traditional 1920's Queenslander home, with the added bonus of a potential subdivision of the 810Sqm block.

Positioned on the corner of Frederick and Valentine Streets, with a very large backyard, the block is perfectly placed to subdivide and build an additional dwelling.

A short drive to the University of Queensland's St Lucia campus and some of Queensland's best schools, you will find 41 Valentine Street located at the bottom of Mt Cootha with easy access to transport hubs, the Botanical Gardens, bike paths and the Brisbane CBD.

Inside the property, the traditional features of high ceilings, VJ walls, picture rails, archways and timber floor boards sit comfortably next to the tasteful renovations already completed.

The three generous bedrooms, study, as well as a sunroom, complement the large lounge room, formal dining area, and ample kitchen to create a very pleasing layout.

Get excited about the present and the potential – Inspections strictly by Appointment only.

For Sale Seeking Offers from \$795,000

3 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$795k

OPEN FOR INSPECTION:

N/A



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41 VALENTINE STREET, TOOWONG

This plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only. Floor Plan by wideangles.com.au

INT: 151 sqm
EXT: 70 sqm
TOTAL: 221 sqm

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.