






45 Grove Street, Albion

CHARMING COTTAGE- NORTH FACING BACK YARD!

Set in one of Albion's character-filled streets, this charming Queensland cottage makes an immediate impression with its striking facade and classic appeal. Behind its welcoming exterior lies a home that balances warmth, practicality, and timeless features, creating a residence ready to be enjoyed from the moment you step inside.

On the lower level, a spacious living area sets the tone for flexibility, complemented by two additional bedrooms that provide space for guests, teenagers, or a home office. Toward the rear of this level, a generous internal storage area adds valuable functionality to the home.

Upstairs, the home opens into a generous living and dining space, filled with natural light thanks to its prized north-south orientation. Art Deco lighting in the dining area adds personality and character, while the kitchen is well-appointed with ample storage, stainless steel appliances, and generous bench space. Original wide pine flooring brings warmth and texture to this level, while traditional VJ paneling enhances the home's authentic Queensland charm. Toward the rear, a spacious timber deck extends the living space outdoors,

3  2  0 

FOR SALE
OPEN TO OFFERS

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 **LJ Hooker**

capturing the northern aspect and overlooking the property's large backyard.

The primary bedroom offers a peaceful retreat, with built-in wardrobes and ceiling fans for comfort, complemented by the same character finishes found throughout. Two bathrooms service the home, each featuring original timber vanities that tie in beautifully with the home's heritage. The main bathroom upstairs is particularly special, complete with a claw foot bathtub that reinforces the timeless appeal.

With its blend of original features and practical updates, this Albion cottage captures the essence of inner-city charm while providing all the functionality of a modern family home.

FEATURES:

- + Striking Queenslander facade with timeless street appeal.
- + Spacious open-plan living, dining, and kitchen that receives ample natural light.
- + Well-appointed kitchen with stainless steel appliances, ample storage, and bench space.
- + Flexible lower-level living area with an additional bedroom and a spacious primary.
- + Large primary bedroom with built-ins and ceiling fans.
- + Original hardwood timber flooring throughout the home.
- + Unique pendant lighting in the living area, adding extra character.
- + Two spacious bathrooms with original timber vanities and quality fixtures.
- + Main bathroom in impeccable condition with a claw foot bathtub.
- + Expansive rear timber deck overlooking the backyard, capturing the northern aspect.
- + Large backyard with space for entertaining or future enhancements.

Properties that present this much value do not come along often in Albion, don't hesitate to call Dean & Harry for the sales report and rental appraisal!

MORE DETAILS

Property ID	1DVZF4N
Property Type	House
Land Area	405 m2
Including	Air Conditioning Balcony Deck Dishwasher Built-in-Robes Fully Fenced

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GROUND FLOOR



FIRST FLOOR

45 Grove St,
Albion



FLOOR AREA SIZES

Internal	146.2m ²
External	59.6m ²
TOTAL	205.8m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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