



Coorparoo, 22 Gladstone Street

SOLD BY ROB CINELLI & LEANNE FROHMULLER



Auction Location: on-site

Great news to the interstate investor owners and for the lovely young couple who have secured this delightful house for their new home.

Unfortunately for all others, this weekend's Open Homes have been cancelled. The house is now off the market entirely.

Known for their uniquely Australian character and charm, this quintessential Queenslander-style home has abundant appeal and offers plenty of versatility for a large or small family.

The enchanting features of French doors opening onto all verandas and the soothing use of natural timbers throughout brings on a peaceful calm.

LJ Hooker

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For Sale
Contact Agent

View
ljhooker.com.au/1SKNF47

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LJ Hooker Southern Gold Coast
(07) 5534 4033

Coorparoo is a suburb that perfectly encapsulates Brisbane's allure as a treasure trove of community spirit and urban convenience. It stands as a beacon of opportunity for homeowners and investors alike.

- Space and Opportunity: the accommodation of 3/4 bedrooms, 2 bathrooms, kitchen, dining and living room upstairs is relaxed and comfortable for the whole family. The downstairs space has endless opportunities to expand your living arrangements, indulge your hobbies, or store your big toys.

- Outdoor Gardens: feed your green thumb creativity here or design an entertaining paradise around that dream pool you've always wanted.

- Central Location: only 5km from the CBD, we're situated in a prime area within walking distance to the Coorparoo train station, for quick and easy access to the city's amenities, universities, and beyond.

- Education: The area is within the catchment for many high quality schools for all age groups, including Coorparoo State School and Secondary College, plus exquisite private schools like Loreto, Villanova, Our Lady of Mount Carmel & St James

- Recreation: close to other educational institutions, parks, playgrounds, and sporting clubs.

- Property Growth: The real estate market in Gladstone Street continues to enjoy significant capital growth.

- Current Rent: \$700pw - - Rent Potential \$780pw - \$830pw

- Lease Expiry: 5 May 2024

- Council Rates: \$2,600pa approx.

- Water Rates: \$1,720pa approx.

Disclaimer:

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More About this Property

| | |
|----------------------|---|
| Property ID | 1SKNF47 |
| Property Type | House |
| Land Area | 405 m ² |
| Including | Ensuite Air Conditioning Toilets (2) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Liveability |

Rob Cinelli 0407 212 100

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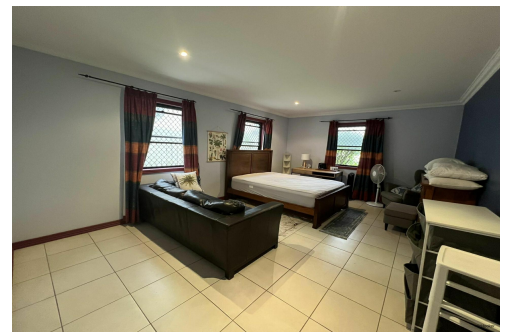
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NORTH



22 GLADSTONE STREET, COORPAROO

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

