



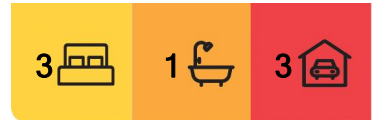
Everton Park, 86 Gordon Parade

Parkland Meets Potential on 809sqm.

Auction Location: On-Site

Walkability is in abundance here. This immense home is situated in a wide, tree-lined street with acres of greenspace on your doorstep. Take a leisurely three-minute stroll to Teralba Park and the Kedron Brook. This lovely established pocket of Everton Park has newly built and renovated homes throughout. With just a brief walk, you will arrive at Brookside and the The Brook Hotel. Blackwood Street's precinct is a short distance away. Or, the Everton Park Laneway is at the end of your street - take your pick from some of the inner-north's best dining gems.

With 809sqm of land underpinning this lovely home, there are a multitude of options on offer - though two do stand-out. The large 3-bedroom, 1-bathroom house may be post-war in nature, but is modern in its sizing and proportions. The large front bedrooms are complemented by an equally spacious master bedroom at the rear of the home. This



For Sale
Auction

View
ljhooker.com.au/1D3BF4N

Contact
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(07) 3357 1888

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

floorplan creates a lovely separation of parent's space from the family rooms. The kitchen is updated and adjoins a huge lounge/dining area too. Live-in and enjoy the substantial property on offer.

Option two - with a near-level 809sqm block on one title at your disposal knock-down and sub-divide the existing parcel into 2 lots (subject to Brisbane City Council approval of course). With new-builds and modern homes on Gordon St, Griffith St, and other surrounding locales you can build anew with no fear of over-capitalising.

Features at a glance:

- * 809sqm of near-level land.
- * Beautiful tree-lined street.
- * Walkability is in abundance: Everton Park Laneway, the Kedron Brook and Teralba Park, Brookside and The Brook, or the Blackwood St precinct are all part of your community.
- * Substantial post-war home.
- * Three well-proportioned bedrooms.
- * Air-conditioning in the main living area and main bedroom.
- * Fans throughout.
- * Awesome multi-purpose space downstairs - great rumpus or playroom.
- * Covered and open entertaining areas on the ground floor.
- * Updated kitchen.
- * Tidy bathroom.
- * Large living area.
- * Built-ins in all bedroom.
- * Laundry space and double lock-up garage downstairs.

Contact Simon to see how you can call this house, your home.

More About this Property

Property ID	1D3BF4N
Property Type	House
Land Area	809 m2
Including	Air Conditioning Built-in-Robes

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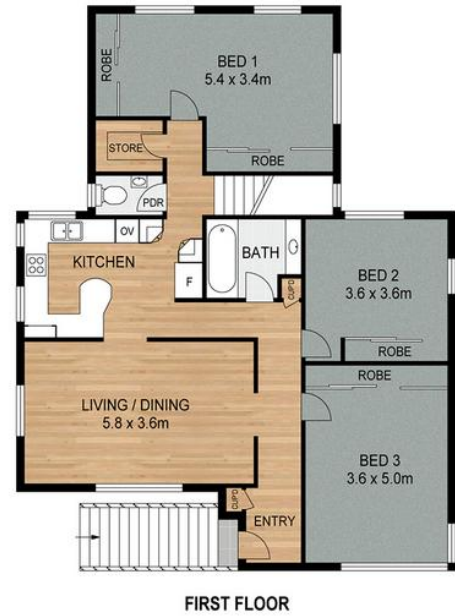
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86 Gordon Pde Everton Park



INTERNAL : 262m²
EXTERNAL : 30m²



THIS FLOOR PLAN IS INDICATIVE OF LAYOUT WITH APPROXIMATE DIMENSIONS TO BE USED AS A VISUAL REPRESENTATION FOR MARKETING PURPOSES ONLY. INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES.



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