



## Warwick, 107 Albion Street

SOLID, INNER CITY, PERIOD HOME, SUCH PRESENCE, SO UNSPOILT

Rarely do we have such a home, in such a location present to the market so unspoilt, so in its original form, so desirable and with such street presence. I am proud to be marketing this wonderful property for Sellers, as goodness gracious me it is a beautiful home.

East facing and with a glorious northern sunroom or long room, the high ceilings, original architrave, the original fireplace in main lounge room, formal and informal dining, also the dining off kitchen could effortlessly be an everyday living room, as here you have a large, high quality slow combustion heater. The windows predominantly are original, there are some aluminium windows also.

The stand out feature of this property are the fact that the yard and land area are unencumbered, other then on the northern boundary the underground sewer line runs north from there, leaving the land area clear to possibly move this home to a different site,



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**For Sale**  
\$850,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Warwick**  
**(07) 4661 8100**



redeveloping in the future. Or, should you be looking for a character home inner city Warwick, on a wide street only a couple of blocks stroll to the city centre, then this will require your full attention. Sellers currently have Friends residing in the property on a month to month basis, should you wish to view please know we will require 24 hours notice to Tenant, they are lovely, obliging folk.

Now to share more of this property detail. The home still has the original Axminster carpet, it is an older design. However, clean and gives great comfort. Many will relish the chance to take the carpet away and polish the lovely timber floors that it covers. You will see in the images the expansive front porch has been enclosed in recent years to make more living area, this area also could effortlessly become another bedroom, nursery, or rumpus, toy room, due to its east facing aspect, it would be a wonderful room for such use. All rooms in our home are of a very generous size. The master bedroom at the left front of the home looking from the street, has a great space of a sleepout that could be a superior walk in robe room and generous ensuite, should you feel the need for more than the one bathroom that exists here now. Both the Kitchen and Bathroom have seen renovation, upgrade in recent years. Comfort wise you have the original open fireplace, the large slow combustion wood heater. Our home is a great house for summer time, cool and open to great breeze, air flow.

Our property has all electrical appliance, Bosch Dishwasher, it is a home that could become all you require, as you have the space to create new spaces, new rooms. I like the openness and light within this home, it certainly does invite you in. Our home is high set, original stumps and all ant capping looks good. It is an honest home, one that shares everything about with you, easy access to under home, you have an original single sedan garage, plus a sedan carport. Our yard is fully secured, ready to be your home. Know you can move in and live ever so comfortably without lifting a finger, or should you want you can renovate over time and improve as you grow to know is right for you. A great land area for additional Sheds built to your specific requirements, room for a footy game in the yard after school, walking distance to some schools also. Come on, come review together with me, these style of property in such a condition are rare to our market.

## More About this Property

Property ID	M3FH85
Property Type	House
Land Area	1846 m2
Including	Toilets (1)

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