



14 Vulture Street, West End

## SOLD BY KOS COMINO




Welcome to an exceptionally rare and exciting opportunity in the ever-vibrant heart of West End. This rock-solid dual-living beauty delivers lifestyle, location, and loads of potential in one of Brisbane's most tightly held inner-city pockets.

Sitting on a roomy 430m<sup>2</sup> block and falling inside the coveted Brisbane State High School catchment, it's the kind of rare real estate gem buyers wait and compete for. Whether you're a savvy investor, a growing family needing flexible space, or someone with a creative eye for value - this one hits the sweet spot.

Top 5 Features at a Glance:

1. Tidy and versatile family home with fully self-contained dual living.
2. Prestigious Brisbane State High School catchment zone.
3. Sought-after 430m<sup>2</sup> block in tightly held West End location.
4. Separate entries, kitchens, bathrooms and living spaces over two levels.
5. Walk to buses, West End Markets, shops, parks and entertainment .

Brimming with colour, culture and connection, West End is widely celebrated as Brisbane's creative and cultural heart. From eclectic cafes and riverside markets to buzzing live music venues and world-

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### FOR SALE

Please Call

### AGENTS

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Faraz Peyman  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

class arts at nearby South Bank, every day offers something new to explore. With its rich multicultural history, leafy streets, and a thriving sense of community, West End blends urban convenience with a vibrant village atmosphere - making it one of Brisbane's most dynamic and desirable inner-city locales.

Upstairs offers that charming, lived-in warmth with three light-filled bedrooms (all with built-ins), a neat central bathroom, and a spacious living and dining zone with soaring ceilings and cooling A/C. The kitchen is functional with plenty of cupboard space, while both the front verandah and rear tiled patio give you great spots to unwind or entertain.

Downstairs opens up a world of opportunity - a fully self-contained level with its own kitchen, modern bathroom, lounge, and multiple multipurpose rooms. With private entry and laundry access, it's a dream for dual living, Airbnb, a home office or even teen retreat.

Step outside and you'll find a backyard that packs a punch - flat, fenced and green, it's perfect for kids, pets or future landscaping ideas. There are two garden sheds tucked neatly away, and the side access adds even more practicality.

More Features You'll Love:

- 2x split system air-conditioners
- Front and rear outdoor entertaining areas
- Dual laundry setup
- Fully fenced backyard with lawn and fruit trees
- Two sheds for extra storage
- Single garage and additional off-street parking

Whether you're moving in or investing for the future, this one's got the kind of flexibility and positioning that rarely hits the market. Act fast - contact Kosma Comino or Erfan Babaie today to snap up this West End winner before it's gone!

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 33 628 090 951 / 21 107 068 020

## MORE DETAILS

Property ID B36AF4R  
Property Type House  
Land Area 430 m2  
Including Air Conditioning  
Toilets (2)  
Balcony  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

### **Kosma Comino 0438 365 222**

Partner & Agent/Independent Contractor |  
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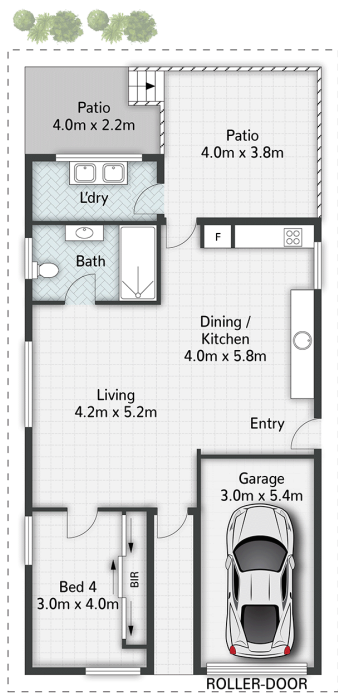
### **Faraz Peyman 0424771557**

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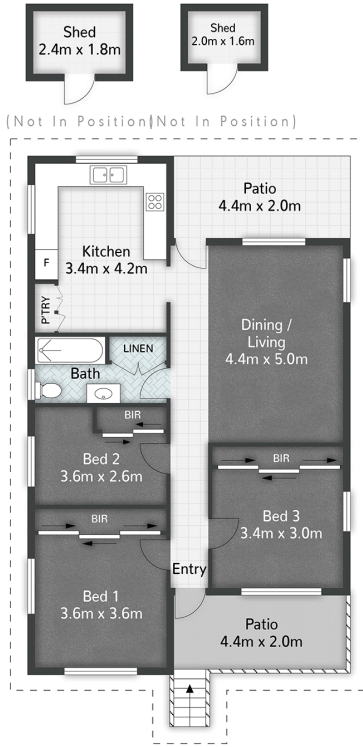
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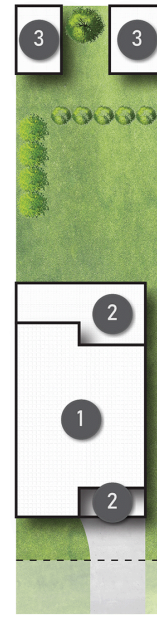




GROUND FLOOR



FIRST FLOOR



Vulture Street

### LEGEND

- 1 RESIDENCE
- 2 PATIO
- 3 SHED



14 Vulture Street WEST END

4 Beds | 2 Bathrooms | 1 Carport | 228m<sup>2</sup> | 430m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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