

**155 Chatsworth Road, Coorparoo, QLD, 4151**



**House For Sale**

Wednesday, 27 November 2024

155 Chatsworth Road, Coorparoo, QLD, 4151

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Bruce McIntyre  
0733951211

## Post-war character home with endless options

Tucked well back from the street on a deep 556sqm block, this charming post-war home offers rare versatility. Whether you are looking to reside, rent out, renovate, or even rebuild\*, the prestigiously positioned north-facing address is not to be missed.

While presenting in largely original condition, the 3-bedroom-plus-study home is brimming with classic period appeal and some beautiful details handcrafted by its original long-term owner.

From the façade's elegant gabled rooflines to the high interior ceilings, casement windows, and hardwood floorboards (protected for decades beneath the current flooring), there is plenty of character for buyers to work with. Meanwhile, the spacious layout, well-maintained kitchen and bathroom, plus multiple reverse cycle air-conditioning units create immediate liveability. Undertaking a quick low-cost update of selected finishes is a great way to both personalise the home and add significant value.

To the rear, expansive rear lawns and paved undercover areas offer fabulous outdoor leisure or entertaining spaces, along with plenty of room to accommodate a boat, caravan or fleet trade vehicles.

Plus, the options for utilising this huge yard are limited only by your imagination! Excellent side access allows for the inclusion of an alfresco deck or swimming pool; with outstanding potential for a home extension, or perhaps a separate self-contained granny flat\*

And don't forget the scope that post-war properties present for a complete knock-down-rebuild. In the meantime, lease out as-is or spruce up to increase rental yield, whilst land banking for future development\*

Additional features include a good-sized bathroom with separate walk-in shower, tub and toilet; a lock-up garage with storage/workshop space; solar panels and a water tank.

### Location highlights:

Bordered by lush established trees, this surprisingly quiet address is just footsteps from bus stops and the popular Rabbit and Café. A short walk to local parks/playgrounds and Mt Carmel Primary or Greenslopes State School, it is also within catchment of the coveted Cavendish Road State High and moments of top colleges including Loreto and Villanova. Only five minutes from the vibrant Coorparoo Square and Camp Hill Marketplace lifestyle precincts, you will enjoy a choice of wonderful restaurants, bars, supermarkets, specialty stores, and cinemas. The South-East Freeway and Buranda train station (currently undergoing a major upgrade) are accessible in minutes, for swift connectivity to the CBD, Southbank, Airport, Bay, and Coasts.

\*Subject to Brisbane City Council Approval

Best offers by 5pm Monday 16th December 2024, if not sold prior.

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Please note the following when attending our open homes:

"The attendee acknowledges that at all times while attending the open home/inspection they do so at their own risk and that the attendee (and other people in the care and control of the attendee) will not hold the owner, agent or any of their employees, contractors or agents liable for any personal injury, death, loss, theft or damage to their personal property, whether caused by the negligence of the owner, agent, their employees, contractors or agents, howsoever caused."