

**18 Beattie Street, West End, Qld 4101**



**House For Sale**

Thursday, 9 January 2025

**18 Beattie Street, West End, Qld 4101**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 304 m2**

**Type: House**



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## Auction

Ray White West End proudly presents: 18 Beattie Street, West End Nestled in a charming West End neighborhood, 18 Beattie Street is brimming with potential and ready for its next family to make their mark. This small 3-bedroom house offers a cozy and inviting atmosphere perfect for a growing family or those seeking a comfortable, low-maintenance lifestyle. The home features a bright, open-plan living and dining area, with natural light flooding in through large windows, creating a warm and airy space. Favourite Features include: - Three bedrooms, large sunroom, and multipurpose storage rooms on the lower level; - Back garden with paved entertaining space, storage shed, and garden - unusual for inner-city West End; - Option for the lower level to be raised and built underneath to create additional living space (Subject to Council Approval); - Incredible location just seconds from the amenities of Montague Road. Additional features: - Water tank; - One secure lockup car space. Perfectly positioned to take advantage of the West End lifestyle, there are a number of desirable internal features. Polished timber floors, soaring ceilings, and generous spaces ensure this is a great place to call home. In addition to the lounge and dining, a large sunroom could serve as a second living area or a home office. The kitchen opens directly onto the covered rear deck overlooking the back garden; you can look forward to hosting family and friends here, no matter the season. Downstairs, a second bathroom, laundry, and multipurpose storage rooms are on offer. Not currently legal height, there is the potential to raise and build underneath to create additional living and bedroom space (Subject to Council Approval). There is also the option to extensively renovate the upper level and reconfigure the layout to create an impressive family home you can enjoy for years to come. Alternatively, investors could complete some minor cosmetic updates and benefit from the potential long-term capital gain with the assurance that this home will be immensely popular with tenants due to the prime location. 18 Beattie Street's location is unsurpassed. Whether you are doing the groceries, want to relax by the river, go out for an upmarket meal, grab an after-work drink with friends... you are walking distance from it all. Your weekend mornings will be spent roaming around the Davies Park Market and then conducting hands on research to find West End's best coffee. For families, West End State School is a short walk and you will also be within the sought-after Brisbane State High School catchment area. You will have the luxury of living close enough to cycle to work in the city, or multiple bus routes are available at the end of the street. Located walking distance to schools, cafes, restaurants and local shops on Hardgrave Road and Boundary Street. This unit is surrounded by some of Brisbane's finest private schools and is in the sought after Brisbane State High School catchment. This unit represents sensational value in arguably Brisbane's most liveable location. Treat yourself to a vibrant West-End lifestyle or make a wise addition to your property investment portfolio with this apartment. Located: - Within minutes from a fusion of restaurants, bars, cafes and specialty food stores along Boundary Street; - 5 min walk from the new \$1 billion dollar Montague Markets with full-line Woolworths supermarket and selection of - speciality retail and dining; - With direct access to kilometers of riverwalk parkland; - Only a 10 minute stroll to Davies Park Saturday Markets; - Within the West End State School and Brisbane State High School catchments, close to Southbank Institute of Technology, QUT & University of Queensland; - Near well-renowned private education facilities including Somerville House and St Laurence's College; - A stone's throw from the Southbank precinct, boasting parkland, riverside entertainment, walking and cycle paths; - Within easy access to the CityGlider, CityCat and CityCycle bike hire network, meaning quick and easy access to Brisbane city and beyond. Charming, cosy and secluded, here's your opportunity to invest in your very own slice of riverside serenity. Our instructions are clear, and this property will be SOLD at auction, if not prior. Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information. \*Disclaimer 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. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.