

24 Harden St, Acacia Ridge, QLD 4110

Sold - 20/11/2021

House 3  1 



## SOLD BY THE PETER FLORENTZOS TEAM

Auction Location: Onsite and Online via Auction Now.

This is an exceptional opportunity that first home buyers, investors or developers should not ignore. On an enormous LMR zoned 733sqm corner block with a sprawling, low maintenance yard that's fully fenced for your security, this property has potential to become a block of townhouses or units (STCA), a knock down and rebuild, or simply a renovation and extension. Minutes from local shops, a TAFE, train and takeaways, and just a short stroll to Acacia Ridge State School and numerous parks, it's phenomenally placed for an effortless lifestyle in this idyllic nook.

Set far back from the road on an expansive corner frontage, this home is definitely not short on space. Beyond a quaint pedestrian gate, a pathway leads you up a set of cute timber stairs to this classic Post-War Queenslander.

Upon entry you'll find a spacious lounge with distressed timber floors. Ready for a revamp, it could be refurbished to become a stylish space for family lounging or entertaining. Down a short hallway you'll find a generous meals area across from the rustic kitchen, all with distressed timber floors. Again, all this space needs is a bit of TLC from loving owners to make it into a trendy culinary hub.

Three sizable bedrooms are on offer too, all with timber floors and requiring your magic touch to transform them into comfortable sleeping quarters. They all have access to an original shared bathroom that is calling for new modern fixtures and fittings.

Fortunately, the large laundry also offers additional storage space and there's off-street parking available around the back where, who knows, maybe you could install a luxurious pool, stunning deck or a cute cubby house for the kids here!

The owners are cashing up, so must be sold at the auction.

THIS AUCTION WILL BE HELD ONSITE & ONLINE VIA AUCTION NOW.

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### Listed By

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### Open for Inspection

By Appointment.

Floorplan



LJ Hooker  
Sunnybank Hills

24 Harden Street  
ACACIA RIDGE

- 733m<sup>2</sup>
- 3 Bed
- 1 Bath
- 2 Off-Street

Internal 83m<sup>2</sup>

Decks 3m<sup>2</sup>

Total 86m<sup>2</sup> or 9 Squares

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purpose

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