



DOER-UPPER: The dilapidated home at 22 Deighton Rd, Dutton Park, will be sold next month. Picture: Peter Wallis

Australia's worst house up for sale

SOPHIE FOSTER
REAL ESTATE REPORTER

...and you can't even inspect it

A DILAPIDATED shack in one of Brisbane's hottest inner-city suburbs will be sold "sight unseen" in a lucky-dip auction next month.

It may be the worst property in Australia right now, given the last property with that moniker sold down the road from this one for \$668,000 in 2015.

The house at 22 Deighton Rd, Dutton Park, has just hit the market via the Public Trustee of Queensland, which has it listed to go to auction on March 30.

Agent Paul Doyle listed it as a "dilapidated, circa 1920 home" with "VJ interior, high ceilings, ornate timber breezeways and wide pine flooring but the overall condition and foundations have deteriorated".

The property listing warns: "No internal inspections granted (property to be sold sight unseen)."

"This pre-war home, adorned with charming features, has fallen on hard times but may be a restored to its former glory or investigated for the option to start again and build your modern masterpiece (subject to council approvals)," it says.

It may be hard to spot now, but the house has three bedrooms, two kitchens, a meals area, living room, bathroom, separate toilet and spacious enclosed veranda.

It's the 405sq m block zoned character residential by the Brisbane City Council that is considered valuable by

househunters, as it is "only 3km to the CBD".

The listing said it was "a rare inner-city opportunity to salvage and transform".

The Public Trustee's office had to create a new entry for the property in CoreLogic records, which often means the property has only ever had one owner or ownership under one family passed through inheritance.

The property is in a million-dollar neighbourhood with the house next door having sold for \$1.11 million a year ago. The owner had bought it for \$270,000 in 2001, according to CoreLogic.

Harcourts Homeside Greenslopes agent Sam Peterffy, who sold the neigh-

bouring house, said deterioration did not put off buyers.

"Anyone could see that the home would be upgraded eventually," he said.

"No one has lived there for years, I believe the lady passed away some years ago and left it to her nephew.

"Dutton Park is an area where the older people are starting to move out and younger professionals are starting to move in. They just accept that the area is an up-and-coming one."

The auction will be held on site at 1.30pm on March 30, and the successful bidder must pay a 5 per cent deposit on the day with the balance cleared in 42 days.

PROPERTY P68-69