

**107 Clara Street, Camp Hill, Qld 4152**

Solutions

## House For Sale

Friday, 3 November 2023

107 Clara Street, Camp Hill, Qld 4152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 852 m2**

**Type: House**



Xander Evans

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## For Sale

Disclaimer: Virtual furniture has been used in these images Advantageously positioned in one of Camp Hill's best pockets lies an outstanding opportunity for investors, developers and renovators to capitalise on this huge block in a highly sought-after location. The charming 1930-built home exhibits beautiful high ceilings, hardwood timber floors, VJ panelling and led light windows true to its era. This spacious 852m<sup>2</sup> block with 20.7m frontage lends itself to numerous building/renovation options including building a substantial family home or relocating the house and starting fresh (STCA). The property is currently tenanted on a fixed lease until 07/02/2024. This central location is approximately 7km from the CBD and within walking distance to local schools, shopping centres and a variety of local cafes and restaurants. Features include but not limited to:

- Character elements throughout
- Live in or lease the current property now and landbank for the future, with tenant in place until early 2024.
- Rare, oversized 852m<sup>2</sup> allotment that will cater to a grand family home
- Potential for a subdivision (subject to council approval)
- Easterly facing backyard
- Possibility for a granny flat at the rear
- Walking distance to local restaurants, cafes, schools and public transport
- Camp Hill State Infants and Primary School Catchment (623m from property)
- Whites Hill State College Catchment (1.5km from property)

• Buyers should speak to a qualified town planner/Brisbane City Council for advice for options available for this area. We look forward to seeing you at our next open home and feel free to call Xander Evans on 0438 689 723 today with any questions.