

**11 Bacchus Street, Robertson, Qld 4109**



**House For Sale**

Monday, 15 April 2024

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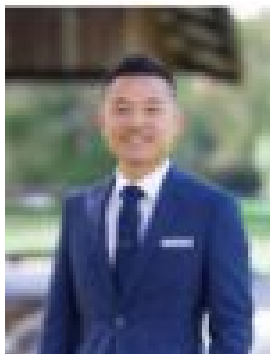
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**



John Heng

0430800208

## Auction

4 BEDROOM FAMILY RESIDENCE IN BLUE CHIP LOCATION! Auction Onsite: 04/05/2024 at 2:30pm Their move is your gain! Our sellers are ready to pass on this much loved family home to the next lucky owner to start their new adventure. It is set to go to auction onsite on 4 May 2024 at 2:30pm, all offers prior will be considered! John Heng and his team at Ray White Robertson excitedly present for the first time to the market 11 Bacchus Street, Robertson. Nestled in a tranquil and private locale bestows a lovingly maintained home that stands proud and strong on a 594m<sup>2</sup> patch of land. Such a worthy investment opportunity as this one seldom comes to the market, and with such potential, this will surely attract great levels of interest! Ready to move in today, tenant it tomorrow, renovate and design your dream home, redevelop the block, and build your forever home (Subject to Council Approval) or capitalise on this enviable location, you can't lose! It's a golden opportunity for those wanting to enter the prestigious Robertson market, those with grand ideas and a strong desire to watch their fortunes grow, investors and home builders alike. As it stands, this lowset brick home offers great bones for any facelift you may consider and has extremely generous proportions throughout. The floorplan provides 4-bedrooms - master with ensuite & WIR, separate family bathroom, multiple living areas, formal dining area, family friendly kitchen, ducted air-conditioning, exposed brick work, and outside there is a private covered patio overlooking a large, fenced backyard that is perfect for children and pets. Surrounded by some of Brisbane's finest residences and influential schooling options, the calibre of this location is unquestionable. Exceptionally convenient for families, you are a mere 20-minutes to Brisbane's CBD & Brisbane airport, and you have easy access to schools, childcare centres, shops, parks, and public transport. A quick car ride will take you to Westfield Mount Gravatt, offering delectable dining, world-class brands, and various entertainment options, and don't forget Sunnybank's iconic business, shopping and gastronomic district is only a mere 7-minutes away. The property also falls within the esteemed Robertson State School catchment zone, providing quality public school education in walking distance from a pedestrian shortcut next to the property straight to school in less than 2-minutes. Moreover, the home's proximity to motorways allows for swift travel to the city, north and south coasts and regional hotspots. Features at a glance:

- 1st time on the market!
- Solid and charming lowset brick home - low maintenance upkeep
- 594m<sup>2</sup> allotment with a whopping 21.4m frontage!
- 4 bedrooms | 2 bathrooms | 2 car carport + additional parking in driveway
- multiple living areas - sitting room | formal dining room | formal lounge room | sunken rumpus
- ducted air-conditioning | ceiling fans | exposed brick arch wall to kitchen | polished, hardwood staircase to rumpus
- Solar system providing energy saving living
- private and secluded covered patio | fenced backyard with ideal proportions for entertaining and play | established gardens and lawn

Only enhancing the appeal of this residence, local amenities are abundant and include:

- impressively, only 20-minutes to Brisbane's CBD
- local bus routes include Brisbane CBD Express routes 120, 130 & 140 + Griffith University buses
- 120m - Robertson State School
- 4-minute drive to Griffith University's Nathan Campus
- 5-minutes to M1 & M3 motorways
- 7-minutes to Sunnybank Plaza & 10-minutes to Westfield Mount Gravatt
- close to QEII hospital and Sunnybank Private Hospital
- quality childcare in proximity

Guaranteed to gain an unprecedented amount of interest, this property has potential regardless of whether your vision incorporates a renovation honouring the charm of this home, or you have bolder dreams that may include a knock down and new build that embodies such a premium location. Contact John Heng on 0430 800 208 to discuss your vision today. Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.