

# 111 Denman Street, Greenslopes, Qld 4120



## Sold House

Thursday, 11 April 2024

111 Denman Street, Greenslopes, Qld 4120

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 771 m2**

**Type: House**



Jon Smith

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**\$1,775,000**

Smith & Li are very proud to present this amazing opportunity for elevated living. Situated just 10 minutes from the heart of the city, this solid post-war home is in great condition and presents an unrivalled opportunity to embrace a lifestyle of comfort, convenience, and endless possibilities with breathtaking city views. Live in or rent out the property while you plan your next move, whether that be to building your dream home (up to 3 stories STCA) where you really can maximise those stunning city views), or subdivide the massive 771m<sup>2</sup> block with 20m frontage and develop up STCA. Upstairs boasts 4 bedrooms, 1.5 bathrooms, combined kitchen dining, living room, and a large rear entertaining deck overlooking the city. Downstairs houses the 'man cave' / rumpus room, second bathroom, laundry, and heaps of undercover storage on solid cement foundations, with 2 secure car parks, and plenty of room for 4 other cars in the drive. In Summary: - Stunning City Views. - Solid 4 bed, 2 bath family home - Massive inner-city 771m<sup>2</sup> block with 20m frontage - Zoned Low-medium density residential (2 or 3 storey mix) - Offers the potential and flexibility for renovation, house relocation, or complete land redevelopment. Location: It doesn't get much better than this. - Just mins from the CBD - Plenty of transport practically at your front door, including Bus on the street, and Buranda Train Station only minutes away. - Walking distance to Greenslopes Private Hospital - Close to Greenslopes State School, Brisbane South State Secondary College (BSSSC), Cavendish Road SHS, Villanova College, and Loreto College. - Close to Stones Corner Village, Westfield Carindale, and Coorparoo Square - access to the Pacific Motorway, and bicycle pathways for easy connectivity to the CBD and lifestyle advantages. Opportunities like this don't come around very often. The property must be sold at auction. Contact Jon or Sandy today to stake your claim before this rare opportunity disappears. A full building and pest report is available upon request. About The Area - Greenslopes is an incredible inner-city suburb of Brisbane and offers an elite lifestyle with its phenomenal proximity to trendy local amenities, including cafes and restaurants, as well as Brisbane's bustling CBD. The area is a haven for people who love an effortless lifestyle of convenience, dining, entertainment, and even shopping. Families and commuters will appreciate the walking distance to parks, trains, Greenslopes Private Hospital, and prestigious schools. With Westfield Carindale and the CBD also just minutes away, the location offers endless lifestyle and career benefits.