

**17 Bancroft Street, Kelvin Grove, Qld 4059**

Place. 

**House For Sale**

Wednesday, 17 April 2024

17 Bancroft Street, Kelvin Grove, Qld 4059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 673 m2**

**Type: House**



Sheridan Scott

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## For Sale

Nestled on a very generous 673 m2 parcel of land, this Character Queenslander won't last long. This well positioned home sits in one of the most sought-after pockets of Kelvin Grove. Situated only 3 km's to Brisbane's CBD, 17 Bancroft Street has the perfect blend of charm, and character. Whether you are looking for a private oasis, tranquillity, separation of living, this family home truly caters for all. Soaring high ceilings, hardwood timber floors and VJ walls, this home is oozing with character and elegance, and of course giving the lucky buyer the opportunity to leave their own touch on the home. The upper level greets you with a warm and inviting ambience. This entrance flows seamlessly to the open plan kitchen which then flows further to the dining room. This kitchen dining area flows out beautifully to a covered and expansive entertainer's deck which is perfect for a relaxing drink after a big day or entertaining a large number of guests. Complete with a well-proportioned bathroom and two bedrooms, one of which has direct access to a lift to take you downstairs. The central hub of the home is the massive north facing living area with a beautiful touch of bay windows. Downstairs you are greeted with the generous master bedroom fully equipped with its own en suite and plenty of storage. Beautiful French doors opening out onto the north facing patio. This is perfect for a teenagers retreat or a quiet sanctuary for your guests. This traditional family home gives the lucky buyers the perfect blend of dual living which is ideal for young families or families looking for separation. For those of you struggling to find storage - look no further as this home comes with a massive garage/storage space which caters for cars, tools, and anything else you could think of. Approximated 74 m2 for all your storage needs. Additional Features: Massive garage/storage area, Full functional lift, Split system air-conditioning, Three separate living areas, Generous entertainer's deck, Fully fenced block, Covered off street parking, Dual Living, Character features throughout. Kelvin Grove is truly a green, leafy and family friendly safe neighbourhood. 17 Bancroft St is in a fantastic and convenient location, only minutes away from The QUT campus and Urban Village precinct, Kelvin Grove State College and minutes from Boys' and Girls' Grammar. Located a stone's throw from all public transport. Moments from the ICB, RBWH, this incredible lifestyle could be yours. You are truly spoilt for choice with an abundance of parks, walkways, and bike paths. You'll love living here, come and see for yourself - you won't be disappointed! Disclaimer: Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.