

# 17 BIRDWOOD STREET, Coorparoo, Qld 4151



## House For Sale

Friday, 29 March 2024

17 BIRDWOOD STREET, Coorparoo, Qld 4151

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 809 m2

Type: House

## Expressions of Interest

To enquire, please email or call 1300 815 051 and enter code 4266 This blue chip development site has already had the hard work done for you. With existing holding income, this could be the perfect investment property and you can complete the DA at your own pace. Secure yourself a blue chip renovator investment with massive future capital uplift potential. This 809sqm block already has a Development Approval for a 1 into 2 & the house relocated into the new position! With the option to sell the rear block, there's added scope to also build a second home or 2x Townhouses on the rear lot (STCA). This existing home, freshly situated in its new location with newly completed stairs, boasts a flexible layout featuring 2 bedrooms plus a study (currently used as 3rd bedroom), requiring only minor modifications to introduce a 4th bedroom. The renovation potential extends further, with possibilities for installing a modern kitchen, transforming the living space into an open-plan design, and restoring the hidden charm of the original hardwood floors to breathe new life into this promising property. And that's before you explore renovating downstairs. Step inside to discover a treasure trove of classic charm, where VJ walls and period finishes adorn windows and doorways, creating an ambiance of timeless elegance. These distinctive internal features capture the essence of the property's heritage, offering a warm and inviting atmosphere that blends the allure of yesteryear with the comfort of modern living. Embrace potential city views from the rear of this property (STCA) offering a canvas for your vision to take shape. This unique aspect not only enhances the living experience but also adds a layer of unparalleled value to the site, making it a coveted gem in an urban setting. With the existing house already in the new position and stumped at legal height (high enough to build in underneath) it provides a solid rental income of \$750pw with an adjustment to occur shortly to take this to over \$1000pw. As an ideal buy, renovate and hold, or to develop now, there's also \*city views\* to be had from the rear block. With a current developed value of over \$4.4m, and with the direction of the Brisbane market, arguably \$4.8m+ upon completion, this is a fantastic opportunity to get into a blue chip suburb and with the DA approved it's an ideal home, investment or first project. - Existing Character home in new location- Amazing renovation potential- DA Approval for 2nd block- Spectacular city views (STCA) Call today to obtain the full DA plans & secure this fantastic opportunity. To enquire, please email or call 1300 815 051 and enter code 4266