

**19 Hamel Road, Holland Park West, Qld 4121**



**House For Sale**

Saturday, 23 December 2023

19 Hamel Road, Holland Park West, Qld 4121

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1104 m2**

**Type: House**



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## Auction

A beautifully presented period residence is destined to always be in style and this delightful home on Hamel Road is sure to impress. This Colonial Queenslander is set in one of Brisbane's most desirable suburbs and offers a rare dual living set up perfect for those with larger families, teenage children or perhaps even those looking to earn extra to help with the mortgage by renting this area out. If you have been looking for the perfect family home exuding character & with future development potential, look no further, this is the one! Positioned on an elevated North-East facing block spanning across a vast 1104sqm, this statement home balances traditional charm and modern convenience. The historical significance is paramount as the home has not changed hands in almost 100 years! There is also a lot of development potential given the large block size, corner position with dual street access and over 62m street frontage across in total. On offer here upstairs are three very spacious bedrooms, polished timber floors, built-in-robos and ample natural light. The impressive lounge room is centrally located in the home offering the perfect spot for families with large windows to provide an abundance of natural light and wonderful breezeways. The main family kitchen & bathroom will give you all the modern conveniences of today whilst retaining the charm and character of a by-gone era. This home is packed with character features such as VJ walls, 3.2m high ceilings, timber fretwork, polished timber flooring and character-filled archways. You also have a wonderful sun-room which can be used as a 2nd lounge area, home office or formal foyer. Downstairs is a bit more of a blank canvas for you to add your own touch however this space is all legal height providing a further 3 bedrooms, fully functional kitchenette and additional bathroom as well as an additional living space, rumpus or storage depending on your requirements. - Large 1104sqm block with dual street access and over 62m frontage- House has been completely painted & freshened up internally & externally- Complete set up for dual living- Uncapped development potential- Established, fully fenced garden- Three bedrooms upstairs all with built-in-robos- Three bedrooms downstairs all legal height- Large balcony off the side of the lounge room- Holland Park State Primary School Catchment & Holland Park State High School- Positioned in a leafy corridor, the property is within walking distance to a number of schools, public parks, cafes and transport options. The core characteristics of the location are highly desirable attributes offering an idyllic lifestyle setting resulting in strong demand within the area. - Brisbane is experiencing significant growth following considerable Public and Private spending on key infrastructure projects across the region in addition to the recent successful tendering of the 2032 Olympic Games- Significant development site located just 4km from Woolloongabba stadium (Olympic Precinct) and approx 7km from Brisbane CBD- Rental Appraisal: \$1,000 to \$1,100 per week Set in a tightly held pocket of popular Holland Park West and within minutes to schools, shops, 2 major Westfield Shopping Centres and the express busway. This lovely home has that warm homely feel and with the recent makeover, all the hard work has been done for you to simply move on in. You only have to take a drive down the street to see why Hamel Road is one of Holland Park West's most sought after, with incredible character homes nestled among renovated homes and new builds, all residents showing great pride in their homes, and why wouldn't they, once you have lived in this street it is very hard to move on, as evidenced by how rarely homes become available. To fully appreciate this home's distinctive character, historical significance, dual living capabilities and charm, inspect now! Call Sim Gill today for more information.