

**20 Hickey Street, New Farm, Qld 4005**

**House For Sale**

Friday, 10 May 2024

20 Hickey Street, New Farm, Qld 4005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 827 m2**

**Type: House**



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## For Sale

A rare offering ideally situated in the heart of one of Brisbane's most coveted enclaves, this 827sqm corner allotment on two lots presents a wealth of opportunity. Boasting a low-medium density residential (two-or three-storey mix) zoning and dual street access, 20 Hickey Street invites you to create your dream home, subdivide or renovate its existing residence and reap the rewards. With approval for a subdivision to renovate and build, the current home is brimming with potential. Featuring a 20-metre frontage to Hickey Street and a 40-metre frontage to Cross Street, this brilliant offering with a north-eastern rear aspect will capture the attention of astute developers, investors, and renovators alike. The first proposed lot is 409sqm with the opportunity for a 4 bedroom, 3.5 bathroom development, while the second proposed lot is 360sqm with the opportunity for a three-storey 5 bedroom, 5.5 bathroom development. Thoughtfully maintained, the existing three-bedroom character home showcases delightful traditional details such as VJ walls, decorative archways and lofty ceilings. Encompassing a central living and dining area, the residence also has a tidy kitchen, three bedrooms and two full bathrooms. A generous fully-fenced grassed rear yard provides plentiful space allowing for new build or extension (STCA). Only minutes from Brisbane's CBD, this spectacular offering is close to Merthyr Village's many retail and dining options. New Farm Park's manicured gardens and the popular Brisbane Powerhouse theatre are streets away, as are city-bound bus stops and the New Farm Ferry Terminal. The fashionable James Street, Howard Smith Wharves and Gasworks Plaza precincts are nearby, in addition to scenic riverwalks and Fortitude Valley's exciting attractions. Adding to the property's appeal is its proximity to a collection of prestigious schools, including Saint Joseph's College, Brisbane Grammar School, Brisbane Girls Grammar School and All Hallows' School. QUT's Kelvin Grove and Gardens Point campuses are easily accessible from this address, while UQ's Saint Lucia and TAFE Queensland's South Bank campuses are a stone's throw away. Do not miss this exclusive opportunity to make your mark in a sought-after locale – call to arrange an inspection today. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes