

# 24A Lorimer Terrace, Kelvin Grove, Qld 4059

## House For Sale

Friday, 19 January 2024

SIXTYFOUR<sub>PROPERTY</sub>

24A Lorimer Terrace, Kelvin Grove, Qld 4059

Bedrooms: 5

Bathrooms: 4

Parkings: 5

Area: 1318 m2

Type: House



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## Contact Agent

24a Lorimer Terrace, Kelvin Grove, is a versatile gem that opens doors to a multitude of possibilities. Whether you're looking to embark on a development venture or seeking a savvy multi-income investment, 24a Lorimer Terrace has it all.

**Development Potential:** Zoned as LMR2, this pre-existing post-war home holds immense development potential. The option to demolish the existing structure paves the way for an exciting range of possibilities. The canvas is yours to transform and redefine according to your vision.

**Multi-Income Investment:** Alternatively, if you're considering an investment strategy, the property has already been intelligently reconfigured into four separate flats, ensuring a steady stream of rental income and the potential for future growth. Each flat is designed to cater to modern living standards, offering convenient layouts and amenities.

**Flat 1:** 1 Bedroom, 1 Bathroom, 1 Car  
**Flat 2:** 1 Bedroom, 1 Bathroom, 1 Car  
**Flat 3:** 1 Bedroom, 1 Bathroom, 1 Car  
**Flat 4:** 2 Bedrooms, 1 Bathroom, 1 Car

**Gross Rental:** \$99,060  
**Rates:** \$1,824/quarter  
**Utilities:** \$1,428/quarter

**Prime Location:** Situated in the heart of Kelvin Grove, this property is a stone's throw away from several local destinations, ensuring a vibrant and convenient lifestyle:- 300 meters from Kelvin Grove State College- 500 meters to QUT Kelvin Grove Campus- 800 meters to Kelvin Grove Urban Village - 700 meters away from Victoria Park Complex- 2km drive to Brisbane (Boys & Girls) Grammar School- 2km to the bustling Brisbane CBD- 2km to the Royal Brisbane Hospital

Contact one of our listing agents for more information and for a time to inspect the property!