

**25 Neville Street, Kangaroo Point, Qld 4169**



**Sold House**

Friday, 1 September 2023

25 Neville Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 228 m2**

**Type: House**



Brett Greensill  
0736381400



Andrea Crossan  
0736381400

**\$1,150,000**

This charming cottage is an exceptional opportunity to buy a renovator in a quiet near-city location set among character homes, with a two-street-frontage and both streets are cul-de-sac! Raise, renovate and re-develop or live-in as is, this is a must-buy!- Ripe for renovation but retaining all the character features- Updated kitchen and two-way bathroom perfectly serviceable - Easily raised to maximum height for more room downstairs- Rear deck overlooks sunny fully-fenced back garden- Characterful facade with open verandahs and French doors- Fireplace in sitting room easily restored and looks great- Walk to parks, shops, cafes, public transport and The Gabba- No passing traffic whatsoever, fronts Neville St and Grace St- Development potential amplified by flood-free 228sqm of land- Kangaroo Point tipped for strong growth with Olympics coming