

# 3 Ortive Street, Yeronga, Qld 4104

NOBLE PROPERTIES

## House For Sale

Wednesday, 12 June 2024

3 Ortive Street, Yeronga, Qld 4104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 938 m2**

**Type: House**



Kristy Noble

## OPEN HOME CANCELLED

Discover an exceptional opportunity in the heart of Brisbane! This offering includes two adjoining properties at 3 Ortive Street and 627 Fairfield Road which can be purchased individually or together, boasting a combined land size of 938m<sup>2</sup>. Perfect for homeowners, investors, and developers, these properties combine historical charm with modern conveniences, offering a versatile canvas for your vision.

**Property Features**

**3 Ortive Street (401m<sup>2</sup>)\*** **Elegant Design:** Featuring beautiful timber-paneled walls and ornate ceilings.\* **Family Living:** Three bedrooms and one bathroom, providing comfortable living spaces.\* **Updated Amenities:** Includes air conditioning and solar panels for contemporary living standards.\* **Future Prospects:** Potential for removal (STCA) and integration with 627 Fairfield Road with direct access from Ortive Street for Low-Medium Density Residential development.

**627 Fairfield Road (537m<sup>2</sup>)\*** **Timeless Appeal:** Delight in the traditional features including VJ walls, fretwork, and other period elements.\* **Spacious Living:** Three generous bedrooms and one bathroom, ideal for families.\* **Modern Comforts:** Equipped with air conditioning and solar panels for energy efficiency.\* **Development Potential:** Opportunity to remove (STCA) and merge with the adjoining property for a larger development project with direct access from Ortive Street

**Combined Property Highlights\*** **Prime Location:** Just 7 km from Brisbane CBD, with excellent transport links including Yeronga and Yeerongpilly train stations and regular bus services.\* **Convenience at Your Doorstep:** A 1-2-minute walk to Yeerongpilly Green shopping village, featuring Woolworths, cafes, restaurants, and the international tennis centre.\* **Versatile Appeal:** Flood-free location with significant development potential, making it an attractive option for homeowners, investors, and developers alike. Don't miss this rare opportunity to secure a substantial landholding with remarkable versatility and convenience. Whether you're looking to create a charming home, preserve historical features, or develop the land into a modern residential project, 3 Ortive Street and 627 Fairfield Road offer limitless possibilities. Contact Kristy Noble today to explore this exceptional offering and turn your property vision into reality.

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