

**30 Holland Road, Holland Park, Qld 4121**



**Sold House**

Tuesday, 19 March 2024

30 Holland Road, Holland Park, Qld 4121

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



Brock Ward  
0402378719

## Contact agent

This property presents a charming opportunity in a sought-after location nearby Glindeman Drive Park. Embracing convenience and comfort, this home offers an enviable lifestyle with its proximity to various amenities. Ideally situated within walking distance to Holland Park's vibrant cafe precinct on Logan Road, residents can indulge in the choice of multiple restaurants and enjoy the lively ambiance of the locally famous Holland Park Hotel. The home is positioned 9km from Brisbane CBD and is a short drive to the Pacific Motorway. Additionally, families will appreciate the accessibility to excellent schools, including the Marshall Road State School, merely a short stroll away. Moreover, the property is zoned for the sought after Cavendish Road State School, adding further appeal to families seeking quality education for their children. The home itself boasts recent improvements to the bathroom and kitchen, enhancing functionality, the kitchen needs all new cabinetry however there is a quality oven and splash back already installed. The minor upgrades allow the home to be rented in the short term however the home presents itself as a blank canvas, ready to be extended or raised to create a dream home nearby parklands in beautiful Holland Park. The home has excellent bones and is very neat and tidy inside making it the ideal entry level property, investment property or project. Sitting on a generous 696m flat block, the property enjoys a corner position with a substantial frontage to Cavillon Street. This layout not only offers ample space for outdoor activities and entertaining but also holds potential for subdivision with the necessary council approvals, providing a lucrative opportunity for future development. Don't miss out on the chance to secure this charming property in the heart of Holland Park. Contact us today to arrange a viewing and explore the endless possibilities this home has to offer. - 696m Corner Block- Walking Distance To Schools- Convenient Location - Cavillon Street Frontage- Character Home