

30 Layard Street, Holland Park, Qld 4121

House For Sale

Tuesday, 21 May 2024



30 Layard Street, Holland Park, Qld 4121

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 546 m2

Type: House



Jonathan Harper Hill
0432643001



Tarsh Mumby
0420773717

Auction

Tucked away within one of Brisbane's top-performing and most highly sought-after school catchments, this classic beauty is ready-made for a fantastic laidback lifestyle. Inside is a welcoming, family-focused retreat where easy living and entertaining flow effortlessly across a single level, featuring an expansive study, air-conditioned living area, and formal dining/kitchen which sweep out onto a vast sheltered deck and leafy surrounds. Neatly presented and soaked in a sunny rear North-East aspect, it makes an exceptional foothold or future-proof investment, with remarkable scope to add value in a prized pocket, or give it a complete re-think later down the track. Just around the corner from the area's favourite cafes, including Deedot Coffee House and The Rare Pear, it sits moments from Westfield Carindale and Garden City, the Greenslopes Hospital, and great schools including St Joachim's primary, with effortless passage to the CBD via bus or nearby motorway links. -? Neatly presented single level living, sunny North-East rear aspect -? Large study room, could also be used as rumpus/play room -? Tidy kitchen with great storage, adjoins formal dining area -? Huge covered deck at rear with lovely leafy outlooks -? Timber floors, air con, ceiling fans throughout -? Carport, plus extensive enclosed storage on lower level -? Four well-sized bedrooms featuring mirrored built-ins, fans -? 546m2 corner block, great potential to renovate or rebuild (STCA) -? Rainwater tank, mature low-maintenance yards -? Excellent investment potential, prime catchment and medical precinct -? Walk to Glindemann Street Park -? Easy access Greenslopes Mall & Mt Gravatt Plaza -? Close to Westfield Carindale and Garden City -? Within the prized Cavendish Road SHS catchment -? Easy access St Joachim's Primary, Loreto, Seton Colleges -? Swift CBD access via bus or nearby motorway links