

**35 Ashton Street, Camp Hill, Qld 4152**

**Sold House**

Tuesday, 15 August 2023

35 Ashton Street, Camp Hill, Qld 4152

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 887 m2**

**Type: House**



Matt Langfield  
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**\$1,920,000**

Set across an expansive 887sqm block on two lots with over 22m frontage, this developer's dream boasts a demolishable home\*, beautiful city views from the rear, and a phenomenal location in the heart of the best spot in Camp Hill. Offering exceptional redevelopment potential on the doorstep of schools, transport, parkland and the Martha Street precinct, properties of this type are increasingly rare in the current market.\*Ready and awaiting transformation, the prime LMR-zoned site presents the perfect blank slate and a remarkable opportunity to build anything you wish. With the chance to construct new homes and townhouses, you can create multiple new residences that maximise the idyllic position and sensational city views.\*Currently occupied by a vacant two-bedroom, one-bathroom home, you could demolish the existing house and clear the site\* or rent the property out while you plan your next stage of development. Property highlights include:- Premier 887sqm block on two lots with over 22m frontage- North-east aspect and beautiful city views from the rear- Rare opportunity to redevelop and transform the site as you wish\*- Occupied by a vacant two-bed, one-bath home that can be demolished- LMR-zoned developer's dream in the heart of Camp Hill- A short walk to schools, transport, parkland and Martha Street precinct This exclusive development opportunity is positioned in a coveted lifestyle setting. Perched in the heart of Camp Hill, residents can stroll 250m to the cafes along Old Cleveland Road and 450m to the premier shopping and dining spots within the Martha Street precinct. You can venture around the corner to Bowies Flat Wetland, parks and playgrounds – just perfect for families to enjoy. Only 250m to city bus stops, 15 minutes from the CBD, within the Coorparoo State School catchment and moments to childcare, kindergartens and prestigious private schools – you can create a sensational development in an esteemed Camp Hill enclave.\*Subject to Brisbane City Council Approval Council Rates: \$997.11 per quarter excl. water/sewer. Rental Appraisal: \$400 - \$500 per week, depending on the level of cosmetic improvement done prior to renting. Disclaimer: This property is being sold without a price, therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.