

**35 Shottery Street, Yeronga, Qld 4104**



**House For Sale**

Saturday, 27 January 2024

35 Shottery Street, Yeronga, Qld 4104

**Bedrooms: 8**

**Bathrooms: 5**

**Parkings: 6**

**Area: 1219 m2**

**Type: House**



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## Best Offer By 20th February

35 Shottery St Yeronga is admired as a true Colloseum of a home that stands proud in one of Yeronga's most sought after locations. Proudly set on 1219m<sup>2</sup> with a 26.2m frontage and 45.9 m depth of LMR2 land this property has potential both as a large family home or an opportunity for an investor/developer to redevelop with LMR2 zoning. A rarity in this community. You usually have to buy two sites to get something this big! Only one block away from the new Yeronga Cross River Rail station and closeby to Yeronga Village the clean site will face the "Jardania" project being started by Pradella - a quality unit project that will have this area as the new hub of Yeronga with first class lifestyle. The substantial Master built Italian home shows true craftsmanship and over 2 levels and has 8 bedrooms, 2 studies and multiple living areas. Very good holding costs here or if you are looking for a home of substantial proportions, this would be hard to replicate. Curently rented on tenancies expiring in May 2024. • 2 Kitchens, one on each level in excellent condition • 5 bathrooms- One ideally set off an office for professional use. • Stunning entry to stair case and double height ceilings • 8 bedrooms, 2 studies • 6 car accomodation • Underground cellar/ storage room with ventilation • Solar on house • Inground swimming pool This property could be considered by those who wish to have a large family brick home that has been masterly built and offers so many opportunities for a home business set up (STCA) or as just a substantial home for your family, ideal also for extended family accomodation. 1219m<sup>2</sup> of LMR2 land goes without saying, is also an outstanding opportunity for a developer to create either townhomes or units in this near level site with no encumberances. It is surrounded by quality developments that have been established over the years, minutes from all facilities and transport and adjoining one of Yeronga's prestige new developments, Jardinia this is an ideal opportunity for those who know good real estate. Call for further information. This is a genuine family sale and we ask you to submit all interest prior to the 20th February 2024 at 5pm. The owners reserve the right to accept an offer prior to this time if it meets thier expectations so call today for more information.