

4 Servius Avenue, Seven Hills, Qld 4170

Place. **P**

House For Sale

Thursday, 18 April 2024

4 Servius Avenue, Seven Hills, Qld 4170

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



Denis Najzar
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Auction

Auction Location: On-Site Presenting a perfect opportunity to build your dream home in Seven Hills, this vacant post-war house rests on 607sqm in a leafy avenue with nearly 20 metres of frontage. In a spectacular suburban precinct surrounded by new and renovated residences, buyers are offered an extraordinary chance to knock down the existing dwelling and construct a luxury two-storey abode delighting in scenic outlooks and beautiful city views at the rear.* In original condition, the current single-level property features three bedrooms and a functional floor plan ready to live in or rent out while going through the planning and design process. Showcasing sensational potential to transform and inspire your imagination, you can create an unparalleled house and lifestyle in this idyllic setting.* Property highlights include:- Vacant post-war home on 607sqm with nearly 20-metre frontage- Remarkable opportunity to rebuild a two-storey home with city views*- Existing layout features a living room and a separate kitchen/meals area- Three bedrooms (two with built-in robes); bathroom with a separate toilet- Front patio; undercover area at the rear; low-maintenance lawns and gardens- Lock-up single-car garage; covered carport parking for two cars Nestled on an exclusive avenue, buyers will secure a sought-after lifestyle only 15 minutes from the CBD. Grab your morning coffee 100m away at Oats & Sky Cafe, walk 750m to The Corso, and enjoy weekends hiking through Seven Hills Bushland Reserve. With Martha Street, Coorparoo Square, Oxford Street, and Westfield Carindale close at hand, you will love the neighbouring lifestyle precincts that offer shopping, dining, and entertainment. Bus stops are just 70m away, Seven Hills State School is 400m from your door, and you can travel to Saint Thomas Primary School, Villanova, Churchie, Loreto and Lourdes Hill College in minutes.* Subject to Brisbane City Council Approval Rental Appraisal: \$550 to \$600 per week. Council Rates: \$645.91 per quarter excl. water/sewer. Disclaimer: This property is being sold by auction and 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.