

# 40 Prospect Terrace, Kelvin Grove, Qld 4059

Place. 

## House For Sale

Wednesday, 3 April 2024

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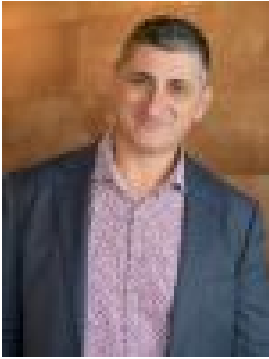
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



Mario Sultana  
0428282223

## Auction

Introducing 40 Prospect Terrace, Kelvin Grove - a rare and unparalleled opportunity in one of Brisbane's most vibrant suburbs. This substantial property stands as a testament to potential, presenting a unique chance to either transform the existing structure or create your dream home from the ground up, subject to council approval. Embrace the freedom of a blank canvas with this expansive residence. The current layout serves as a solid foundation for an ambitious renovation, with ample room to reimagine spaces. For those with a vision extending beyond renovation, this property offers the tantalising possibility of starting anew. Envision constructing a contemporary masterpiece tailored to your exact specifications, capitalising on the zoning, land size, and desirable location. Key Features: • 7 bedrooms offering flexible living arrangements • 2 bathrooms - one to each level • 2 kitchen spaces - one to each level • Plenty of off-street parking • Prime renovation or redevelopment opportunity (STCA) • 420m<sup>2</sup> block with CR2 zoning Situated in Kelvin Grove, 40 Prospect Terrace is moments away from esteemed schools, QUT, local shopping precincts, bustling cafes, and verdant parks. With easy access to public transport and only a short drive to Brisbane CBD, this location offers the perfect blend of suburban tranquility and urban convenience. Seize the chance to leave your mark on one of Kelvin Grove's most promising properties. Whether you're looking to undertake a significant renovation project or to build your bespoke residence, 40 Prospect Terrace provides the perfect backdrop for your vision to come to life. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.