

**43 Emma Street, Holland Park West, Qld 4121**



**Sold House**

Thursday, 19 October 2023

43 Emma Street, Holland Park West, Qld 4121

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 452 m2**

**Type: House**



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**\$915,000**

DON'T MISS YOUR OPPORTUNITY TO SECURE A WELL APPOINTED HOME IN ONE OF THE MOST TIGHTLY HELD STREETS IN HOLLAND PARK. WITH THE ADDED BONUS OF A GRANNY FLAT THIS PROPERTY WILL NOT LAST. THE DIFFICULT DECISION HAS BEEN MADE, 43 EMMA STREET MUST BE SOLD ON OR BEFORE OR AUCTION 9TH OF NOVEMBER\* Auction via In-Room and Online - 9/11/2023 @ 6:00pm, if not sold prior Auction Location - Mt Gravatt Bowls Club - 1873 Logan Rd, Upper Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 2pm on Auction Day) Boasting a superb location, a big size and volumes of potential this well-presented property on a corner block, presents as a fantastic rental investment or owner occupier opportunity that should be inspected without delay this weekend! The property sits on 452sqm corner block and has dual access, is fully fenced with a large lawned garden suited for pets and young children to enjoy. The entire downstairs level is largely made up of garage parking, storage, and laundry area. It does offer the potential to be raised and fully enclosed underneath creating a very spacious & modern family abode. Weatherboard construct with iron roof, the home is classical Queenslander in so many ways, from the polished timber floors to high ceilings and casement windows, it has undergone significant renovations in the past creating a very liveable and comfortable environment. It comprises of:

- Generously planned lounge room which flows naturally to the large dining area. Premium shutters adorn the windows, and it has air conditioning, numerous downlights and fans to ensure all-year comfort.
- Well-planned and contemporary look kitchen featuring a big walk-in pantry for storage, breakfast bar dining for casual meals and quality appliances, glass splash back and stone worktops.
- Good size main bedroom at the very back of the house is quiet and cool, with block-out blinds, air conditioning and a private ensuite, plus built-in robes.
- Two junior bedrooms with robes can be closed off from the living space and have access to the neatly appointed bathroom which has corner shower, separate bathtub, vanity, and neighbouring WC. The unique design of this modernised home offers you the choice to rent out the independent granny flat or utilise this as a home business / studio, or family members, relatives, or long-stay guests. Neatly maintained with modern styling, it offers a large multi-purpose area with trendy kitchenette facility built-in along with a full tiled bathroom with shower and private entry. The main area has timber plank floors, downlights, and ceiling fan plus privacy blind. Located moments from the Pacific motorway, bikeway, major express busway, this home is incredibly convenient and very attractive for city commuters or to university and hospitals nearby. It's great for families too with local Marshall Road state primary school and brand-new early learning centre just a short walk away. For everyday essentials it's a quick drive to major amenity along Logan Road or Mt Gravatt Plaza. Features include:

- Corner block 452sqm
- Separate granny flat
- Massive garage & storage
- Shutters
- Air conditioning
- Ceiling fans\*

\* subject to reserve price Be quick to book a time with us to inspect this prime located property that is a red hot buy in today's market! All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.