

**46-48 Hall Street, Alderley, Qld 4051**



**House For Sale**

Tuesday, 9 April 2024

46-48 Hall Street, Alderley, Qld 4051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



Andrew Cowan

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**\$1,690,000**

The fabulous location in the heart of this sought-after inner-city suburb, just over 5 kilometres to the City's heart and in walking distance to shops and transport, is just the start here! On offer is:- 810m<sup>2</sup> of land, zoned LMR2 and on Two Lots- Situated in the quiet end of the street and elevated to take advantage of the North/South aspect- Surrounded by quality renovated or newly-constructed homes- Excellent transport infrastructure close by, for easy access to the City, QUT University, Hospitals, Clubs, Schools etc- Rent out the existing home as is whilst you plan your future The property is Zoned LMR2 meaning that there is the possibility STCA to have some additional dwellings on the property. However, this home is the very last home of this zoning before you enter the lower density zoning and the home is surrounded by other character Queenslanders. The neighbours would love you to take advantage of this elevated position at the quiet end of Hall Street to renovate and make this your dream home. Queenslanders on 810m<sup>2</sup> are rare and this home has some lovely original features dying to take centre stage once again. The home has been recently rented so meets all requirements to be a longer-term hold. This is prime real estate and opportunities like this do not come up very often, so you'll have to be quick! Contact Andrew Cowan now!