

# 46 Palm Avenue, Holland Park West, Qld 4121

## House For Sale

Tuesday, 19 December 2023



46 Palm Avenue, Holland Park West, Qld 4121

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 612 m2**

**Type: House**



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## For Sale

Perched in a tranquil locale, this residence offers a delightful living experience. Boasting three bedrooms, one bathroom, and a double carport on a spacious 612m<sup>2</sup> plot, this home is thoughtfully designed for comfortable family living. Elevated on the north-facing side, the property treats you to captivating views of the city from the front deck. Both front and rear decks provide inviting outdoor spaces, ideal for unwinding and entertaining. Nestled in a quiet street, the residence enjoys a serene atmosphere with generous spacing between neighbors on both sides. The heart of the home is formed by an open-plan living, dining, and kitchen area, creating a welcoming space for daily activities and social gatherings. Practicality meets convenience with a separate laundry situated at the rear of the home, underneath the house. This setup adds functionality while maintaining the home's aesthetic appeal. All bedrooms feature ceiling fans, enhancing comfort and providing an ideal environment for a restful night's sleep. A distinctive feature is the long driveway alongside the home, leading gracefully toward the convenient carport. The property's layout includes a fenced area at the back, offering ample space for kids to play and providing security for pets to roam freely. Environmental sustainability is emphasized with the inclusion of a 5000-liter water tank and an additional 3000-liter water tank. These features contribute to responsible water usage and environmentally conscious living. Notably, downstairs has been raised to allow for easy renovation, presenting a unique opportunity for you to craft and mold this space into your ideal home. This flexibility adds another layer of appeal, inviting you to personalize the property according to your preferences and lifestyle. Overall, 46 Palm Avenue stands as a welcoming family haven, combining picturesque views, thoughtful design, and the tranquility of a quiet street. 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. 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.