

464 Hamilton Road, Chermside, Qld 4032



Sold House

Wednesday, 22 November 2023

464 Hamilton Road, Chermside, Qld 4032

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 604 m2

Type: House



Ray White Aspley
0404803571

\$890,000

A rare opportunity exists here for astute developers or investors, with this medium sized development site. Situated in an elevated, flood-free position in a super convenient location, the property lends itself to an attractive proposition for those in the market for their next real estate project. Alternatively, investors could land bank and continue leasing the property out, while planning for future development. Perfectly located a short walk from Westfield's Shopping and Entertaining precinct, and the popular Kedron Wavell service club, Hospitals, transport and all that Chermside has to offer, this solid built Postwar home is ideal for the land-banking investor, as currently leased, at \$520 per week to April 2024. Features include:- Mixed Use Zoning (MU2) - Elevated 604m2 flood free block with Northern Aspect- Under 10km to the Brisbane CBD- Walk to major Westfield shopping precinct less than 350m - Walk to express city bus and transit centre- Solid hardwood frame, weather board and tiled roof- Recently carpeted floors with hardwood floors under, ideal for Polishing- Large Original style Kitchen in good condition- Well maintained Postwar property built in the late 1940s to early 1950s- Holding rental income for land banking For more information please contact Matt or Connor