

**55-57 Forrester Terrace, Bardon, Qld 4065**



**House For Sale**

Friday, 10 May 2024

55-57 Forrester Terrace, Bardon, Qld 4065

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1416 m2**

**Type: House**



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## Expressions of Interest Closing 5th June @ 2pm

Spread over two lots, presenting a substantial and comfortably livable dwelling on a 1416m<sup>2</sup> allotment, this opportunity is ripe for the biggest of families or developer. The coveted position showcasing elevation and enviable suburban views is within walking distance to the cafe and restaurant precinct on Latrobe Terrace. The dwelling could be occupied and enjoyed for the next 20 years in present condition with scope to invest in a block split or boutique executive development (subject to relevant council approvals) to further capitalise on the investment. Boasting a considerable floor plan and solid construction, this extensive multi-level home features vast proportions across the living, accommodation and basement storage. On entry is an expansive and cohesive space, revealing soaring raked ceilings highlighting an abundance of natural lighting and extensive glazing displaying views of the lush, green canopy of established trees. Separate living and dining spaces demonstrate inviting alfresco connections, ideal for entertaining and the evolution of family living, with adjacent family and rumpus rooms. The U shaped kitchen features classic, white cabinetry including ample storage and bench space, a built-in dinette and stainless steel appliances. This level also features a home office that could be furnished as a fifth bedroom, provides balcony access and is serviced by an adjacent bathroom comprising a shower and inclusive toilet. The upper floor features a 27m<sup>2</sup> master suite with a spacious ensuite and walk-in robe. Three additional bedrooms are queen sized and offer built-in robes. A series of apportioned secure storage rooms are located on the basement level and would appeal to tradespeople with extensive inventory of materials and tools. The expansive allotment presents established landscaping with a level lawn area and a covered outdoor entertaining space overlooking the in-ground pool. Additional features include:

- Internal laundry located on the upper floor w. external access to drying court
- Split system air conditioning
- Ducted vacuum system
- Fireplace
- Rain water tank
- Garden shed
- Triple car accommodation and extensive secure sub-floor storage

This enviable opportunity within a superb urban fringe locale, affords astute buyers a move-in ready dwelling, with close proximity to infrastructure and desirable amenities, coupled with further scope to capitalise on their return on investment. Located just 4 kilometres from the CBD in the heart of Bardon, within walking distance to Macgregor Terrace shops and Latrobe Terrace, you can find an array of specialty shops and cafes. Other local highlights include Government House and Mt Coot-tha. Within the school catchments for Rainworth State School & Kelvin Grove State College. Popular choices for private schools include Marist College, Brisbane Boys College and Stuartholme Catholic School. Inspect by appointment or contact George Hadgelias on 0403 062 062 or Max Hadgelias on 0411 276 372 for further information about submitting your expression of interest.