

**58 Garrick Terrace, Herston, Qld 4006**



**House For Sale**

Tuesday, 28 May 2024

58 Garrick Terrace, Herston, Qld 4006

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 405 m2**

**Type: House**



Arthur Conias Ashgrove  
0733665826

## Offers From \$1,150,000

\* Elevated character home with urban views\* Potential to lift and renovate (subject to Council approval)\* Polished timber floors throughout\* Soaring ceilings and VJ walls\* Short drive to RBWH and Brisbane Grammar School\* Inspections by appointment only - Call 24hrs

Welcome to 58 Garrick Terrace, Herston – an elevated character home that perfectly combines classic charm with modern potential. This 2-bedroom, 1-bathroom residence is brimming with original features, including soaring ceilings, VJ walls, and quaint breezeways, all adding to its timeless appeal. Step inside to discover stunning polished timber floors that flow throughout the ample living and dining spaces, while the true showstopper of the home is undoubtedly the front North-Facing balcony. Here, you can relax and unwind while taking in the breathtaking urban views and enjoying the beautiful breezes. The versatility of this property is further enhanced by the semi-enclosed art studio underneath the home, offering a creative space that can be tailored to suit your lifestyle needs. For those seeking to enhance this charming character home, there exists a fantastic opportunity to lift, expand, and renovate the current residence (subject to Council approval). The creative buyer will recognise the potential for additional bedrooms, living areas, or the addition of a garage to craft the perfect dream home. Located in the vibrant suburb of Herston, this property is surrounded by a wealth of amenities. The Royal Brisbane and Women's Hospital, one of Queensland's largest medical facilities, is centrally located nearby. The University of Queensland's Herston Campus is just minutes away, offering a wide range of courses. Families will appreciate the convenience of nearby Herston Road Early Learning Centre and Kelvin Grove State College (within catchment), offering education from Prep to Year 12. For those who enjoy the outdoors, Victoria Park is a local favourite. This expansive green space features a public golf course, playgrounds, walking trails, and picnic areas, making it an ideal spot for both relaxation and recreation. The recently revamped Victoria Parklands promises even more attractions and community events, further solidifying Herston's appeal. Experience the perfect blend of character and potential at 58 Garrick Terrace. Contact us today to arrange a viewing and take the first step towards making this exceptional property your new home.\* Important \* Whilst every care is taken in the preparation of the information contained in this marketing, Arthur Conias Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of publishing.