

**59 Vivian Street, Tennyson, Qld 4105**



**House For Sale**

Wednesday, 28 February 2024

59 Vivian Street, Tennyson, Qld 4105

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



Tim Davis

0412700317

## Auction

ON SITE AUCTION 9:30am Saturday 23rd March 2024 Charming character and contemporary elegance combine in this beautiful single-level home. Resting on two Lots, over an expansive 810sqm parcel with side access and flourishing gardens, the house presents picture-perfect living at a blue-ribbon riverside address. A beautiful family home and address with future development options for the shrewd investor: a market rental return of \$950 per week, or subdivide and develop both Lots, or land bank for future development. Immaculately adorned, the refreshed interiors blend classic timber floors and French doors with air-conditioning, plantation shutters and stylish, modern appointments. An inviting retreat, the spacious living and dining area flows into the stunning chef's kitchen, showcasing a stonetop island, Miele appliances, extensive storage and a butler's pantry. Embrace the relaxed Queensland lifestyle and delight in river breezes on the wide verandah, perfect for outdoor living and entertaining. Extending to the sprawling backyard with room for swings, sports, a trampoline, and a pool, children and pets will love this leafy oasis. Four bedrooms and two lavish bathrooms create a functional family floor plan, including a master bedroom with built-in robes and an ensuite. The large fourth bedroom can serve a family rumpus, and a separate office/studio/kid's retreat in the backyard offers a hideaway for work or play. Situated on a sizeable, flat land parcel, the property also benefits from side access, a lock-up carport and a large shed.

Property Overview:- Single-level home with character features over two flat Lots totalling 810sqm- Investor appeal, two flat 405m<sup>2</sup> Lots, with future development options to subdivide or land bank, and a market rental return of \$950/week- Spacious living and dining area with polished timber floors- Modern Miele kitchen featuring a stone island and butler's pantry- Entertainer's deck and expansive backyard with room for a pool- 4 bedrooms, 2 bathrooms, laundry and separate office/studio- Master suite with a built-in robe and modern ensuite- Lock-up carport, 6.0 x 8.5m shed and side access- Air-conditioning, downlights and plantation shutters

Blissfully tucked away in beautiful, blue-chip Tennyson, this home offers an idyllic lifestyle surrounded by greenery and a stone's throw from the riverfront. With recreation space all around, you can stroll to the local parks, play in the sports fields, walk along the water, and visit Queensland Tennis Centre and The Brisbane Golf Club. Perfect for families, excellent schools are nearby, and you are only 400m from bus stops, 900m from Yeerongpilly train station and 7 minutes from Indooroopilly Shopping Centre. Going to auction on Saturday, March 23rd - don't let this opportunity pass you by.

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