

**64 Nursery Road, Holland Park West, Qld 4121**

**House For Sale**

Wednesday, 17 April 2024



64 Nursery Road, Holland Park West, Qld 4121

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 810 m2**

**Type: House**



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## Auction

AFTER OVER 55 YEARS OF OWNERSHIP, THIS INCREDIBLE WELL APPOINTED HOME ON 810M2 IS ON THE MARKET FOR THE VERY FIRST TIME. MAKE NO MISTAKE, THE SALE OF A HOME THIS SPECIAL DOES NOT HAPPEN OFTEN AND THE HARD DECISION TO SELL HAS BEEN MADE BY THE OWNERS - WE ARE SELLING ON OR BEFORE AUCTION, THE 1ST OF MAY !\*Auction via In-Room and Online - 01/05/2024 @ 6:00pm, if not sold prior Auction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) Superb buying for investors seeking strong rental returns with future option to split the block and a prime candidate to attract new home builders ready to take on their next project. Situated on Nursery Road in desirable Holland Park West, and perched on a raised 810sqm block this property is made up of 2 freehold 405sqm allotments. The traditional high-set home on the site presents in excellent overall condition. Ready for moving in or hitting the rental market, it would certainly provide a comfortable home in as is condition for owners or tenants alike. The location is second to none, being moments to motorway entrances, Griffith University, numerous state and private schools, abundant local shopping centres, restaurants and cafes, and a short walk to the major busway connecting you to the CBD in 20 minutes. The original brick split-level house has a flexible configuration with a front double carport and a massive ground level garage and storage area. In addition there is an adjoining workshop room. It also benefits from an internal stairwell to the upper level making it conducive to future conversion into a home studio or office space. Upstairs features three good-size bedrooms, the main offering built in robe and ceiling fan. They share the spacious communal bathroom which has been maintained very well and is in mint condition. There is a separate WC accessible via the large laundry that has secure backyard access and storage cupboards. The front balcony provides an outdoor reprieve and enjoys views across the lawn and mature garden. The home is secured with grills and screens throughout. A bright and generous lounge room has tidy carpets and neutral décor with fan for summer comfort. Flowing from here is the combined dining area and kitchen. Fitted with easy clean vinyl flooring the spic and span design is modern with fitted cabinetry and laminate benches all beautifully kept and easy on the eye. Tiled splash back, double sink, wall mounted oven and ceramic hob allow for relaxed cooking and there's lots of bench area for meal preparation. This lovely sunny space directly opens onto a large concrete patio area that extends into the fully fenced pet friendly back garden. Private and peaceful this huge yard has a variety of uses with areas for soft play on grassy verges, level paved entertainment/ BBQ area and of course, plenty of downtime for gardening with handy storage shed. The two 405sqm allotments have the required frontage for splitting the block to service two individual brand new homes. Given the popularity of this area and proximity to the city, the strong performance for sales of new homes, and high rental rates this would be a feasible re-development to either on-sell or rent the new homes subject to your needs. Worthy of consideration for all buyers, we urge you to come along to inspect at your earliest opportunity to secure this deal.\*subject to reserve price For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: christine.junidar@loanmarket.com.au w: <http://www.loanmarket.com.au/christine-junidar> All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.