

70 Cradock Street, Holland Park, Qld 4121

House For Sale

Thursday, 13 June 2024



70 Cradock Street, Holland Park, Qld 4121

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 615 m2

Type: House



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Auction

Auction Location: On-Site Hidden high on a hillside street behind manicured hedges and a picket fence, this charismatic home enjoys a serene setting enveloped by greenery. Infused with cottage charm and a stylish renovation, the functional three-bedroom layout sees classic timber floors and period windows blend with a contemporary kitchen, stunning bathrooms, and air-conditioning throughout. Instantly inviting with a warm, homely ambience, the house welcomes you into the large living room and extends into the open kitchen and dining area. Bathed in sunlight and well-designed with stone benchtops, a central island, a breakfast bar and Bosch appliances, the flowing floor plan offers excellent space to prepare and share meals. You can marvel at the verdant outlooks outdoors on the covered rear deck, which is elevated amongst the neighbouring trees, lush hedges and grassy lawns. Surrounded by a wraparound yard and providing a private refuge for relaxing and entertaining, you will love spending peaceful moments here and supervising playtime with kids and pets. Three air-conditioned bedrooms are serviced by a master ensuite, a family bathroom and a laundry with gorgeous feature tiles and matte black fittings. Situated on a secure, useable block, the property features side access, a remote double carport, multiple off-street parking spaces on the exposed aggregate driveway, a storeroom, and a large shed that can accommodate storage, a studio or a workshop.

Property highlights: - Charming cottage on a flat, fenced and useable 615sqm allotment - Large living room; open kitchen/dining area with stone benchtops - Bosch gas cooktop, oven and stainless steel dishwasher - Rear entertainer's deck; private wraparound yard and hedges - Three bedrooms; two stylish bathrooms and laundry (including an ensuite) - Side access; remote double carport; shed (6.1m x 5.3m); storeroom - Polished timber floors; air-conditioning; ceiling fans

Buyers will love this location and family-friendly lifestyle. Bus stops are right outside, and you can walk less than 700m to the local parks, shops, library and Seville Road State School. Cavendish Road State High School is just 1km from your door, and private colleges and Griffith University are accessible in minutes. Only 8 minutes from Westfield Carindale, 9 minutes from Greenslopes Private Hospital, 15 minutes from the CBD and close to the Pacific and Gateway Motorways, this property provides exceptional convenience.

Council Rates: \$640.96 per quarter excl. water/sewer. **Rental Appraisal:** \$800 to \$850 per week.

Disclaimer: This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.