

72 Glen Street, Kelvin Grove, Qld 4059



House For Sale

Tuesday, 11 June 2024

72 Glen Street, Kelvin Grove, Qld 4059

Bedrooms: 3

Bathrooms: 1

Area: 276 m2

Type: House

Auction

Situated in a central enclave of the vibrant neighbourhood of Kelvin Grove, this character rich home presents a move-in ready opportunity on a low maintenance 276m² allotment. Showcasing an enviable North-easterly aspect and a prominent position convenient to a host of local amenities, this property provides scope for further improvement and will attract the attention of home buyers and investors alike. Spread over a single expansive level, the understated colour scheme and VJ paneling highlight soaring ceilings and an abundance of natural light. This character home celebrates continuity and timeless design enveloped between its front and rear verandahs, showcasing master craftsmanship of the period features throughout. The living space is located at the rear of the home, providing an alfresco connection to the covered deck overlooking the backyard. The adjoining kitchen includes a servery adjacent to the dining space, neutral cabinetry and a gas upright stove. Three queen sized bedrooms are serviced by a central bathroom comprising a shower over bath and linen storage. An enclosed verandah adjoins a central bedroom and borders the kitchen on the southern side, ideally positioned to be utilised as a dining area or work from home space. The covered rear deck overlooks a private, low maintenance lawn screened by established plants emanating peace and tranquility in the heart of a vibrant suburb on the cusp of the bustling CBD. Presenting in move-in ready condition and providing further scope for improvement, just a stone's throw from the Urban Village shopping and dining precinct, this opportunity will appeal to home buyers and investors seeking a profitable addition to their portfolio. Additional features include:

- Freshly painted internally and externally
- Split system air conditioning
- Ceiling fans
- Expansive sub-floor storage area

Located within walking distance to the Royal Brisbane & Women's Hospital and just 4 kilometres from the CBD. The Bikeway is popular for active commuters and a busway is located at the end of the street offering an alternate convenient transport option. Gramps Café and Red Providore, located on Windsor Road and the Kelvin Grove Urban Village restaurant precinct are popular with the locals. Other local highlights include the Saturday Kelvin Grove Village Markets and Victoria Park. Within the school catchment for Kelvin Grove State College and walking distance to QUT Campus. Popular choices for private schools include Brisbane Grammar, Girl's Grammar and St Joseph's College (Terrace). Inspect by appointment or contact Max Hadgelias 0411 276 372 for further information about submitting your interest.