

88 Norfolk Street, Coorparoo, Qld 4151

TOBIN:

House For Sale

Wednesday, 6 March 2024

88 Norfolk Street, Coorparoo, Qld 4151

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 615 m2

Type: House



Pathrina Watson
0733984081



Craig Loudon
0733984081

Auction

Auction: 5:30pm, Saturday 23 March On-site (unless sold prior) Deposit: 5% of Purchase Price Settlement: 30 days from Contract Date One of the few remaining sites within the prestigious Martha Street precinct to offer a new home building opportunity, 88 Norfolk Street is as rare as they come. Currently accommodating a beautifully maintained but removable 1990's-built home, the elevated block boasts a prime north-east corner position just a short stroll from popular local cafes, restaurants, shops, and schools. Featuring an expansive 22.7m frontage plus the access and design benefits of a second frontage to Kelsey Street, this unique address offers exceptional versatility for buyers seeking to construct a new luxury residence. Adding to its value, is the clear potential to harness magnificent city skyline views from a second level. The existing 3-bedroom family home remains rock solid, immaculate internally, and features a charming façade designed to blend with the beautiful neighbouring character properties. Red brickwork, gabled rooflines and white picket fencing create elegant street appeal, while inside a huge open kitchen and dining area is adjoined by the welcoming separate lounge. Spacious built-in bedrooms include the master with access to a private verandah and clever 2-way ensuite/central bathroom. Complete with ceiling fans throughout, reverse-cycle air-conditioning, gas cooking, dishwasher, a large secure yard and double remote integrated garage with abundant storage, the home can easily be enjoyed or leased out during the planning stage to minimise holding costs. Alternatively, the property's strong rental appeal and area's sustained capital growth present investors with an outstanding opportunity to landbank for future sale or redevelopment. Either way, finding a large block unimpeded by heritage overlays right on the exclusive Coorparoo-Camp Hill border will soon become impossible. Capturing magnificent breezes and picturesque outlooks from every angle, this peaceful hillside address sits just a 350-metre stroll from Martha Street's café, dining, and lifestyle precinct. Also, footsteps from express CBD and school-chartered bus stops, the home falls within catchment of the coveted Coorparoo State School and is moments from quality local childcare centres/kindergartens, Our Lady of Mt Carmel Primary, and elite private colleges including Villanova and Loretto. Only a 3-minute drive or less than 15 minutes' walk to the Woolworths, specialty stores, and extensive amenities of Camp Hill Marketplace, as well as Coorparoo Square's cinemas, restaurants, and bars, residents will enjoy exceptional proximity to Coorparoo train station, the bushland walking trails, picnic and playgrounds at Whites Hill Reserve, Westfield Carindale, and the CBD just 5km away. Surrounded by multi-million-dollar homes in one of the city's most beautiful suburbs, this prime landholding offers the perfect build site with zero risk of overcapitalising. Inspection is a must.*Subject to Brisbane City Council Approval

At a glance:- Elevated 615sqm north-east corner block on the prestigious Coorparoo-Camp Hill border - Opportunity to build a brand-new luxury residence with city views from the second level*- Dual street frontages; expansive 22.7m frontage to Norfolk Street and 11.2m to Kelsey Street - 350 metre stroll to the exclusive Martha Street precinct's cafes, restaurants, and shops- Current charming, immaculate, and solid 1990's 3-bedroom family home can be removed*- Spacious air-conditioned home with secure yard may be enjoyed or leased out during planning - Outstanding opportunity for investors to landbank for future sale or redevelopment- Quiet, picturesque location within walking distance of transport, parks, schools, and childcare- Coorparoo State School catchment, close to Our Lady of Mt Carmel; Villanova & Loretto Colleges - Few minutes to Camp Hill Marketplace, Coorparoo Square, Westfield Carindale, 5km to CBD- Rare versatile land parcel surrounded by multi-million-dollar homes offers the perfect build site*Subject to Brisbane City Council Approval