

9 Artemis Avenue, Seven Hills, Qld 4170



House For Sale

Monday, 20 May 2024

9 Artemis Avenue, Seven Hills, Qld 4170

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 803 m2

Type: House



Dan Elliott

0738815200

Auction

Auction On-Site 1:00pm Saturday 8th June 2024 (If Not Sold Prior) On the market for the first time in 26 years, rare opportunities to secure large sites like this are something that should not be overlooked. Situated on 803sqm block of elevated land with a City glimpse that has potential for sweeping City Skyline Views and a sprawling Urban Outlook, this is a superbly located property. Surrounded by newly built luxury homes that command an incredible street presence the property is prime for renovation, or should you desire to knock down and build an impressive home on the entire site this would certainly be the envy of many with a large house and land in arguably one of Brisbane's Inner East's best suburbs. The modest post war home spanning over a single level currently comprises of 2 bedrooms, 1 bathroom, an additional powder room and large living area opening out to an expansive deck with calming urban views. Entrance to the property is off Aventine Street, a private cul-de-sac. The possibilities here are as vast as the land itself. Whether you envision renovating the existing home or desire to build an impressive residence on this remarkable 803m² canvas, or envision splitting into 2 lots** (STCA) which would see the address change to Aventine Street adding certain value and desirability, the choice is yours. One of the most alluring features of this property is the potential for captivating city views and urban outlook, an aspect that truly sets this property apart. Positioned among esteemed homes, this coveted location not only offers proximity to much loved amenities such as the Rabbit Hole Café and transport options but also falls within the highly sought-after Seven Hills State School catchment area. Surrounded by respected schools and a short 15 minute drive to the CBD, 9 Artemis Avenue presents an unparalleled lifestyle in a prestigious suburb. A rare find and simply an opportunity not to be overlooked, please give me a call today for more information.*Subject to Brisbane City Council Approval**Subject to DA Approval 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.