

**90 Nelson Street, Kalinga, Qld 4030**

**House For Sale**

Thursday, 1 February 2024

90 Nelson Street, Kalinga, Qld 4030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



Matt Williams  
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Campbell Reed  
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## Auction

For the first time on open market in 45 years. Positioned within the leafy streets of sought after Kalinga, this well-preserved Queenslander represents exceptional opportunity going to auction on Saturday the 17th of February at 10am Onsite. Encompassing a generous 810sqm, this largely original property beckons the investor, developer and visionary homeowner. Comprising three bedrooms and two bathrooms, and laden with character details, this property offers extraordinary potential, whether seeking renovate, extend or rebuild with the existing two lots. Located just 8 kilometers from Brisbane CBD, this family-friendly suburb offers idyllic living surrounded by amenities. Weekends will be well spent exploring the expansive green spaces of Shaw Park, Kalinga Park or the Kedron Bikeway, enjoying a coffee from a neighbourhood café, or indulging in some retail therapy at nearby Westfield Chermside. For commuters, Eagle Junction Station is within easy walking distance, while local students are moments from Eagle Junction State School and Kedron State High School. Inclusions: • Exceptional opportunity - renovate or redevelop • Light-filled living spaces with wood burning fireplace • Original kitchen with walk-in pantry • Three bedrooms, all with ceiling fans and master with built in robe • Two bathrooms with an additional toilet under house • High ceilings and split system air conditioning • Casement windows and stained-glass details • Timber fretwork, VJ paneling and original timber flooring • Double carport and additional storage under house • Low maintenance grounds and added security with grills and doors • Within walking distance of cafés, corner stores and Kedron Park Hotel • Minutes from Kedron Brook Bikeway, Kalinga Park and Norths Rugby Club • Moments from Lutwyche Shopping Centre, Nundah Village and Westfield Chermside • Within catchment of Eagle Junction State School and Kedron State High School • Just 8kms from Brisbane CBD, with easy access via Eagle Junction Station and walking distance bus services • Just 10kms from Brisbane Airport, with access via the M7 Airport Link tunnel We welcome your inspection. For enquires, please contact Matthew Williams on 0414 417 423 or Campbell Reed on 0468 859 904. Please note that this property is scheduled for auction on the 17th of February, and as such, a specific price guide cannot be provided. Disclaimer: While we have made every effort to ensure the accuracy of the information presented, we accept no liability for any errors, omissions, or inaccuracies. It is essential for prospective buyers to conduct their investigations and personally inspect the property to verify all details and information pertaining to the property.