

**11/27 School St, Kelvin Grove, QLD, 4059**



**Apartment For Sale**

Saturday, 10 August 2024

11/27 School St, Kelvin Grove, QLD, 4059

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



OJ Lasalo

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## Blue Chip Property in the heart of Kelvin Grove

Boasting a contemporary design, this spacious two-bedroom apartment is perfect for investors, first-time buyers, and downsizers looking to settle in a prime location. Situated in the 'Oxford Park' complex in the heart of Kelvin Grove, the property offers exceptional convenience with easy access to local amenities and the inner city.

The apartment features a large open-plan living area, with a well-equipped kitchen at one end and a tranquil balcony at the other. A generously sized bathroom separates two spacious bedrooms, each with built-in wardrobes.

### Features:

- Stylish kitchen with ample storage, stainless steel appliances, a cooktop, Caesarstone benchtops, double sink, and a convenient breakfast bar.
- Two spacious bedrooms with built-in wardrobes.
- Expansive open-plan living and dining area.
- NBN connected.
- Secure undercover car parking.

### The 'Oxford Park' Complex Offers:

- On-site manager.
- Excellent security.
- Swimming pool.
- A short walk to Kelvin Grove Markets, held every Saturday morning.
- Close to a range of public and private schools.
- Just 2km from the CBD, with proximity to QUT and the vibrant eateries of Kelvin Grove Urban Village.
- Immediate access to excellent public transport, allowing for easy travel around Brisbane without a car.

### Suburb Location

Kelvin Grove has become a sought-after suburb for those wanting to live near Brisbane City, the Queensland University of Technology (QUT), Kelvin Grove State College (ranked among the top 5 in Brisbane), and the Royal Brisbane Hospital. Located less than 2.5 km northwest of Brisbane's CBD, this hilly and picturesque area has seen significant growth in median house prices over the past five years, as buyers have taken advantage of its proximity to the city.

The suburb is within walking distance of Victoria Park, Brisbane's largest inner-city greenspace, spanning 64 hectares. This park is ideal for picnics, playing football, climbing trees, enjoying a round of mini-golf, or walking your dogs. With the 2032 Olympics now officially confirmed, living in Kelvin Grove presents an exceptional opportunity to be at the heart of Herston, just an 8-minute drive from the CBD, and to benefit from future capital growth.

In recent years, Kelvin Grove has experienced an infrastructure boom with the development of Kelvin Grove Village. This vibrant area features a variety of shops, cafes, restaurants, and a Woolworths supermarket. The Village also hosts the popular Kelvin Grove Farmers Markets. Well-serviced by buses and offering easy access to the city via Kelvin Grove Road and other major routes, Kelvin Grove is set to continue attracting both residents and tenants.

Contact OJ Lasalo today to arrange a private inspection or for more information - this home won't last long!

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