

# 12 Dauphin Terrace, Highgate Hill, Qld 4101

SPACEPROPERTY

## House For Sale

Saturday, 29 June 2024

12 Dauphin Terrace, Highgate Hill, Qld 4101

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 435 m2

Type: House



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## **For Sale by Negotiation**

What an unbelievable opportunity this is to build your dream home on a rarely found, centrally located, elevated corner block in a quiet cul-de-sac in leafy Highgate Hill. Located within Brisbane State High School and West End State School catchments, this post war home on 435sqm has come to market for the first time in nearly 18 years. Built in 1970, the house is move-in ready but can also either be renovated more extensively, or removed to make way for a new residence. The existing three-bedroom, two-bathroom, two-car home has been renovated internally and is well presented and very functional to move in and enjoy the amenity of this lovely family home as it is. Alternatively, the current owner has DA approved plans for a magnificent contemporary three-level home on the site, with four-car garaging off Brydon Street. A new built home on the site will offer views to nearby Brisbane River and perhaps city glimpses. Developers should make their own enquiries about a potential block split opportunity. Positioned high on Highgate Hill, just off Dornoch Terrace, 12 Dauphin Terrace is within easy walking distance of Brisbane State High School, central West End and South Bank with its arts, cultural and educational institutions, as well as restaurant and retail precincts. Brisbane CBD is just five minutes away, and the home has good access to nearby parks, and all the benefits that living in the well connected 4101 community has to offer. Please contact Danielle for an inspection or for a copy of the full plans for the new home. We look forward to seeing you at our next viewing.