

**16 Herston Road, Kelvin Grove, Qld 4059**



**House For Sale**

Wednesday, 19 June 2024

16 Herston Road, Kelvin Grove, Qld 4059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 610 m2**

**Type: House**



Nicholas Hall

0432625180

## Auction

This property is a rare find for those seeking to break into one of the most attractive property markets in Brisbane. Perched on a huge 610m<sup>2</sup> of mostly level land and fully fenced, the home presents a range of options for a range of buyers. Built circa 1920's, the low set Queenslander offers a large internal foot print. A formal entry leads you through a small cloak room into a nice sized living and dining room. From here a hallway leads you two other large bedrooms, one with a marvellous lead light bay window and bench seating, a central bathroom and a large sun room/rumpus. The master bedroom also leads off this room and has its own private balcony. The kitchen is conveniently centrally located and includes gas cooking, oven, double sinks, dishwasher and a stainless-steel topped island bench. There is also a small nook-style sitting area to enjoy informal meals. At the rear of the home is a second powder room and stairs that lead to an undercover and internal laundry. Another big bonus is the fully concreted side driveway that leads all the way to a massive garage at the rear of the block. With this much space you could easily park up to four cars off street. 16 Herston Road, Kelvin Grove is a short stroll away from parks, bikeways, waterways, public transport and shopping. Victoria Park is just down the road and Brisbane's CBD is just under 3km away, easily accessible in minutes by road, bus, or bicycle. For Schools the position is unbeatable with QUT and the locally zoned and the very popular Kelvin Grove State College just up the road and some of Brisbane best private schools are all within close proximity. Currently zoned CR2 character residential the site location presents a strong argument to re-zone for a potential commercial / development (STCA), alternatively renovate and return the home to its former glory. Either way this property won't last long. Please note some photos include virtual furniture