

**16 Upper Clifton Terrace, Red Hill, QLD, 4059**



**House For Sale**

Friday, 16 August 2024

16 Upper Clifton Terrace, Red Hill, QLD, 4059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Expansive, Level Allotment in Elevated City Fringe Location**

Situated in an elevated position, overlooking the suburb and beyond, this 809m<sup>2</sup> allotment presents an opportunity to explore options to further develop (subject to relevant council approvals) or restore the existing character of the sought after gabled architecture.

Spread over a spacious single level, the high-set floor plan provides abundant natural lighting and breezes. The open plan living space is the heart of the home, rich dark paneling and decorative plaster ceilings, resonant with 1940's architecture provoke a theatrical response to all who enter. Separating the living and dining spaces, a dominant aperture flanked by striking leadlight display cabinets creates a commanding focal point, grounding both spaces.

Historic character features including leadlight, intricate parquetry flooring and VJ paneling showcase master craftsmanship throughout.

The kitchen is functional and features an original wood burning stove, a freestanding electric stove, ample bench and cupboard space including a built-in pantry.

The home is in original, but in well-kept condition. Carpeted bedrooms are accessible from the living space, featuring VJ paneling, casement windows and diffused pendant lighting. The master bedroom also features a charming bay window. Servicing the accommodation is a charming mid century style bathroom with striking fuschia wall tiling, terrazzo flooring, linen cupboard and shower over bath.

The sub floor comprises secure dry storage, workshop space, multiple car accommodation and laundry facilities.

An established yard includes a concrete parking area at the rear of the dwelling and generous near level surrounding lawn space.

This coveted opportunity will attract investors seeking a large, urban fringe allotment with capital growth and improvement potential; and home buyers seeking an expansive city fringe allotment, convenient to the CBD and infrastructure within a desirable school catchment.

Located just 3 kilometres from the CBD and a 4 minute drive to the Kelvin Grove Urban Village, QUT campus and Royal Brisbane & Women's Hospital. The busways located on Musgrave and Kelvin Grove Roads are a convenient transport option. No No's, Botanica and Le Coin Bistro are popular with the locals. Other local highlights include the iconic Red Hill Cinema, Normanby Hotel and McCaskie Park. Within the school catchments for Petrie Terrace State School & Kelvin Grove State College. Popular choices for private schools include Brisbane Grammar, Girl's Grammar and St Joseph's College (Terrace).

Inspect by appointment or contact Max Hadgelias 0411 276 372 for further information about submitting your interest.

\*This property is being sold by auction or without a price; therefore, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.