

**164 Birdwood Road, Holland Park West, Qld 4121**



**House For Sale**

Monday, 1 July 2024

164 Birdwood Road, Holland Park West, Qld 4121

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1447 m2**

**Type: House**



Ken Chin  
0730598600



Francois Satiowijaya  
0730598600

## FOR SALE

Having been in the hands of the same family for over 50 years (since 1971), our Seller has recently made the difficult decision that the property WILL BE SOLD! With an 18.11m frontage, the property's extra high brick fence offers all the privacy in the world, a shared driveway leads down to the back and the entire block is fully fenced with access to Birdwood Park at the rear. Moreover, the sale includes council approved DA for the back portion of the property for further development (information available upon request). The existing highset home at the front of the property has to offer (floorplan available online): TOP FLOOR: • Modern kitchen. • Separate lounge & dining. • Covered patio. • 3 x generous size bedrooms. • Modern bathroom. • Currently tenanted. BOTTOM FLOOR: • Modern Kitchen. • Open plan living. • Bathroom. • Separate toilet. • Shared laundry room. • Storage area. • Currently tenanted. The one level unit located directly behind the highset home offers (available online): • Modern kitchen. • Open plan living. • 2 x good size bedrooms. • Modern bathroom. • Currently tenanted. As one of the more sought suburbs in Brisbane, the location is ideally positioned close to shopping centres, easy access to the freeway into the CBD, head north to the Sunshine Coast or south to the Gold Coast. There is an abundance of prominent public and private schools within a short drive along with both the Greenslopes Hospital and PA Hospital close by. A rare opportunity to secure a property such as this leading towards the 2032 Brisbane Olympics. For further guidance and assistance, please do not hesitate to reach out to Ken and Frank or speak with us at our next inspection.