

**174 Sterculia Ave, Holland Park West, QLD, 4121**



**House For Sale**

Thursday, 24 October 2024

174 Sterculia Ave, Holland Park West, QLD, 4121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Rocky Glanville  
0401337672

## **Off Market Opportunity - Solid Post-war Home on 802m2 block**

Seize the opportunity with this post-war residence on a generous 802m2 block, With potential to sub-divide (subject to council approval) it's perfect for aspiring developers or renovators looking to add value. Ideally located just steps from local schools and a bus stop, and directly opposite the serene Gibson Place Park, this property offers unmatched convenience.

The home features a spacious open plan layout with a balcony that showcases the expansive surrounds, providing a perfect backdrop for your renovations. The sizeable kitchen overlooks the backyard, offering plenty of potential for modern upgrades. With three generously sized bedrooms and a separate main bathroom and an additional bathroom downstairs, this residence is ready for your creative touch.

The backyard boasts outstanding side access, ideal for boats, caravans, and trailers, while under-house storage and a lockable garage for one vehicle add to the property's functionality.

Nestled within the catchments of Holland Park State High School and Marshall Road State Primary School, this location is a family-friendly haven. Enjoy the convenience of being moments away from lifestyle amenities like Westfield Garden City and Carindale Shopping Centre, with the CBD just 8kms away.