

22 Bridge Street, Chelmer, QLD, 4068

 **hausse realty**

House For Sale

Tuesday, 3 September 2024

22 Bridge Street, Chelmer, QLD, 4068

Bedrooms: 2

Bathrooms: 2

Parkings: 3

Type: House



Charles Wiggett
0730677267

Location, lifestyle and exciting development potential with Subdivision Approval from Brisbane City Council

Looking for a change of pace in a coveted Brisbane locale? Seeking a development opportunity for capital growth? Both options are available to the astute buyer with this property in sought after Chelmer, situated a short walk to public transport and riverside parklands with the CBD just 9km away.

This is a lucrative prospect, with Development Approval in place for a two-lot subdivision (500m² and 415m² allotments), a proposed configuration allowing for a contemporary new home on the rear block. Live in the existing home or rent it out to provide a good holding income as you pursue all the options – whatever you choose, you're guaranteed to reap valuable rewards!

Positioned toward the front this north facing 915m² block, the post war cottage is ideal for renovation to enhance retained design elements of decorative ceilings, casement windows and timber floors. The two bedroom two bathroom layout also features a light-filled living room and the well-appointed contemporary kitchen has an adjacent dining area.

- 915m² block with DA approval in place for 2 lot subdivision
- Lot sizes 500m² and 415m²
- The proposed configuration suits a contemporary new home on the rear block. Sample designs available upon request.
- Post war home suitable for renovation
- Retained features - timber floors, casement windows, decorative cornices
- Contemporary kitchen with double oven, gas cooktop
- Separate living and dining area
- Two large bedrooms and two bathrooms
- Vehicle side access to backyard
- Shed with attached covered entertaining area
- Double carport at front of property

Chelmer delivers an unmatched blend of convenience and lifestyle. Take a relaxing stroll to nearby parklands or explore the Honour Avenue dining and shopping precinct. Graceville State School and Christ the King Primary are both within a 1.5km radius for an easy walk or cycle to school and Indooroopilly State High, St Aidan's Anglican Girls' School, and St Peters Lutheran College are just a short drive away, making this location perfect for families and professionals alike.