

27 Rosina Street, Kangaroo Point, Qld 4169



House For Sale

Wednesday, 26 June 2024

27 Rosina Street, Kangaroo Point, Qld 4169

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 604 m2

Type: House



Colin Walsh
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Auction

RAY WHITE BRISBANE 100 AUCTION EXPERIENCE
Auction Date: Sunday 21 July
Auction Location: Rivershed, Howard Smith Wharves

Welcome to an exceptional opportunity in the highly sought-after Inner Brisbane suburb of Kangaroo Point. This rare gem offers 604sqm of prime real estate with city views, one of the very few large and flat blocks available in this prestigious area. Whether you're looking to refurbish the house or rebuild your extensive dream home, this property is the perfect canvas to bring your vision to life. With potential to be one of Kangaroo Point's premiere family residences, the possibilities are endless.

Kangaroo Point is a unique enclave with only approximately 500 residential house blocks, making this property a particularly rare find. Of these, less than 40 are residential house blocks over 600 sqm, highlighting the exclusivity and desirability of this offering. Don't miss this extraordinary opportunity to secure a prime piece of real estate in one of Brisbane's most coveted suburbs. Whether you're a homebuyer, builder or property investor this property promises immense potential and unparalleled lifestyle benefits.

Features-

- Spacious Land:** Boasting 604sqm of flat land with city views, this is an incredibly rare find in Kangaroo Point-
- Development Potential:** Ideal for refurbishment, rebuild your new family residence-
- City Views:** Enjoy stunning city views from the balcony, offering a perfect backdrop for your new home-
- Comfortable Living:** The current livable home with 3 bedrooms is the perfect starting point for your renovation dream-
- Freshly Painted:** The exterior of the house has been recently painted, enhancing its curb appeal-
- Street Frontage:** With a 13.5m street frontage, the property offers great accessibility and presence-
- Dual driveway** with open car space accommodation

Location

Nestled within a tranquil setting with a park at the end of the street, this exceptional residence is just a short distance from Brisbane's vibrant CBD. Raymond Park, featuring sporting facilities and playgrounds, is within easy walking distance, as is the Mowbray Park Ferry Terminal. The area boasts an abundance of parks, providing a lifestyle of unparalleled quality, with numerous restaurants, IGA Superstore, cafes, microbreweries, and delicatessens also within walking distance.

Kangaroo Point is experiencing rapid growth. The new pedestrian bridge connecting Kangaroo Point to Brisbane City is under construction and projected for completion in late 2024. The area is undergoing significant transformation with the Cross River Rail Woolloongabba Station Precinct project, which will introduce new bars, restaurants, shops, public parks, and community facilities. This world-class public transport network, along with new pedestrian walkways, will enhance connectivity to the nearby Gabba stadium, which is set to receive a \$1-billion refurbishment in preparation for the exciting sporting events in 2032.

Kangaroo Point is the most popular spot in Brisbane to go for a walk, run or cycle due to its scenic views of the Brisbane River and the city. Approximately 5 kilometers in length, the Kangaroo Point City Walk stretches from Kangaroo Point to Southbank. This primarily flat, easy walk allows beautiful views of the Brisbane River, botanic gardens and a strip of restaurants and cafes.

For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit <https://firb.gov.au/> to ensure that you are in a position to buy.

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