

# 46 Holland Street, Greenslopes, Qld 4120

## House For Sale

Thursday, 11 July 2024

46 Holland Street, Greenslopes, Qld 4120

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 759 m2**

**Type: House**



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## FOR SALE Prior to Forthcoming Auction

A long-adored family home, presented to the market in perfect condition, 46 Holland Street has everything you could desire. It features a sprawling two level layout with dual living arrangements across the ground floor. Legal height with large bedrooms, it encompasses a full kitchen, plus external and internal entry provisions, opening the door to dual/flexible living arrangements to suit your needs! The location is fantastic, situated in one of Brisbane's most sought-after fringe suburbs only moments from the hospital precinct, parks, busway and bikeway, and minutes to the CBD. -?This charming home boasts a delightful character frontage and sits on an impressive 759m2 allotment, offering plenty of space for the whole family.-?Throughout the home you'll find VJ walls, polished timber floors, and soaring high ceilings, destined to impress those who appreciate quality and timeless design.-?The top level features a sprawling layout with a separate lounge, open plan living/dining area, and a modern kitchen equipped with a gas cooktop, 850mm European 5 burner cooktop, and a dishwasher. -?French doors connect to a front sunroom, creating a feeling of endless living space, and there is a peaceful side balcony for a quiet cup of coffee before the family wakes.-?Step outside to a sizable, covered entertainer's area complete with a shimmering in-ground pool, perfect for hosting gatherings and special events year-round.-?The upper level has a delightful master bedroom for you to retreat with a bay window, air-conditioning, a huge wardrobe and a private study.-?Bedrooms two and three are generously sized with an air-conditioning unit each and built-in robes.-?This level is serviced by a large main bathroom with a shower over a large spa bath. -?The ground level offers dual/flexible living arrangements, ideal for older children, grandparents, or as a potential side income. -?It features a rumpus with a full kitchen, one further substantial bedroom, and a guest room with a powder room.-?The home also includes a separate workshop, carport with extra storage, large water tank, 5Kw solar panel system, gas hot water (street gas) and generous side access.You'll love this fantastic location, only moments from Brisbane's CBD, Greenslopes Private Hospital and the Princess Alexandra Hospital. Stones Corner, Hanlon Park, Thompson Estate Reserve's sporting grounds and numerous city-bound bus stops are nearby, adding to the lifestyle. It sits within the sought-after Greenslopes State School and Cavendish Road State High School catchment areas, is nearby Loreto College, Saint James Catholic Primary School and Our Lady of Mount Carmel Primary School.