

**5 Macgregor Terrace, Bardon, Qld 4065**



**House For Sale**

Wednesday, 10 July 2024

5 Macgregor Terrace, Bardon, Qld 4065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 433 m2**

**Type: House**

## Auction

Presenting an exclusive opportunity to establish a contemporary family home on the Paddington/Bardon border. Development approval has been granted for a significant renovation of polished design, incorporating the character features of the original home and the construction of a secondary, self-contained dwelling at the rear of the allotment. Plans have been developed to exacting standards, featuring refined detail, functional design and longevity to accommodate families in each of life's stages. The dwelling is currently tenanted, providing astute buyers an immediate return on investment while they explore plans to develop as per the current development approval or consider other opportunities and seek relevant approvals. The current dwelling is in tidy condition, displaying character features including VJ paneling, polished timber flooring, sash windows, fretwork and leadlight. Two covered verandahs envelope the space, the rear verandah adjoins the dining and a functional kitchen with ample bench and cupboard space, gas cooktop and dishwasher. Three sizable bedrooms with built-in robes are serviced by a functional bathroom. The development approval includes a substantial dwelling, spread over three levels and includes a detached secondary dwelling to be constructed at the rear of the allotment with driveway access from Brigalow Street. The proposed ground floor presents an extensive open plan living space, highlighting the breathtaking elevation and views. An expansive entertainer's kitchen features a generous walk-in pantry and is located adjacent to the covered alfresco space, showcasing provision for an outdoor kitchen and fireplace. The proposed upper floor features a lavish master suite with a spacious walk-in robe, inclusive study space and an ensuite with walk-in shower - presenting a built-in bench space and generous vanity with twin basins. Two additional bedrooms are queen sized with built-in robes. A family bathroom will service the accommodation with a walk-in shower, twin basin vanity and freestanding bath. The proposed basement level features lift access, secure triple car accommodation and extensive secure storage. The development approval also includes a secondary self contained dwelling at the rear of the allotment featuring two bedrooms, a substantial bathroom and additional powder room, open plan living, dining, and kitchen and adjoining alfresco space. Astute buyers will recognise the security of their investment, with tenants currently in place, this city fringe property offers an immediate return on investment while they explore plans to develop as per the approvals or consider other opportunities. Located just 4 kilometres from the CBD in the heart of Bardon, within walking distance to Latrobe Terrace and the boutique strip on MacGregor Terrace, you can find an array of specialty shops, cafes and restaurants including Naim and Chapter IV. Other local highlights include close proximity to Rosalie village, Government House, Norm Buchan Park and Mt Coot-tha. Within the school catchments for Rainworth State School & Kelvin Grove State College. Popular choices for private schools include Marist College, Mt St Michael's, Brisbane Boys College and Stuartholme Catholic School. Inspect by appointment or contact Max Hadgelias 0411 276 372 for further information about submitting your interest.