

5 Roseglen Street, Greenslopes, Qld 4120

House For Sale

Tuesday, 25 June 2024



5 Roseglen Street, Greenslopes, Qld 4120

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 622 m2

Type: House



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## Auction

Auction Location: Onsite Elevated on the high side of the street opposite tree-lined parkland, this property offers a world of potential on a prime 622sqm block with a wide 23-metre frontage. Nestled in a private cul-de-sac, less than 750m from Greenslopes Private Hospital and Greenslopes Mall, the residence provides outstanding convenience in a serene setting. An ideal first home or LMR-zoned development site, buyers have the chance to occupy or split the block and construct two new dwellings\*. With the house currently tenanted, the property offers potential holding income while you plan your future redevelopment. The four-bedroom house features a functional design with an air-conditioned living/dining space, a kitchen/meals area, a versatile multipurpose room, and a double lock-up garage. Maximising outdoor space and scenic views, the property also benefits from front and rear decks, front and rear yards, and tranquil tree-lined outlooks over Roseglen Street Park. Property highlights include: - First home or development opportunity on an LMR-zoned site- LMR zoning allows for Unit, townhouse or Subdivision potential\*- 622sqm block with 23m frontage elevated opposite a tree-lined park- Living and dining area with timber floors and air-conditioning- Kitchen/meals area featuring a freestanding oven and a dishwasher- Four bedrooms, including one with air-conditioning- Bathroom with a large bath and separate toilet; internal laundry- Downstairs multipurpose room; storage room; double lock-up garage- Front and rear yards; front and rear decks; paved courtyard Tucked away in a private, parkside cul-de-sac, buyers will secure a peaceful position just 12 minutes from the CBD. Greenslopes Private Hospital is 750m away, and you can walk 600m to Greenslopes Mall and 400m to bus stops. Additional shopping and dining await at nearby Coorparoo Square and Stones Corner Village, only 6 minutes from your door. Situated in the Greenslopes State School and Cavendish Road State High School catchments and moments from childcare, Loreto College and Villanova College, this location is perfect for families.\*Subject to Brisbane City Council approval Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.