

**60 Derby Street, Coorparoo, Qld 4151**

**House For Sale**

Wednesday, 8 November 2023



60 Derby Street, Coorparoo, Qld 4151

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



Scott Thomas  
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## Auction

Whether you desire an easy-living haven with the perfect street location, or a canvas to tailor to taste, this home promises an impressive future. Buyers will be quick to recognise the endless perks of this position, along with the enormous opportunity to add value with an impressive 20m street frontage, ideal for a redesign, renovation, new build, or development (STCA). Footsteps from Martha Street's fashionable dining venues, as well as Coorparoo Square's trendy restaurants, retail, and Dendy Cinemas. Showcasing potential-packed interiors with gorgeous timber floors, modern updates, and air con, it's currently occupied by quality tenants until January 2024 and lends a lucrative option to lease as plans for the property unfold, or simply move in and enjoy. Located favourably within a coveted corner of Coorparoo, this exciting address sits just minutes from Camp Hill Marketplace, elite schools at Loreto and Villanova College, and city-bound buses. -? Occupying 449m<sup>2</sup> of LMR2 zoned land -? Single level of everyday living feat. split system air con, timber floors -? Tastefully finished modern bathroom feat. floor-to-ceiling tiles, rain head shower -? Three well-sized bedrooms, all featuring air con -? Sprawling fenced yard with al fresco entertaining patio -? Tidy kitchen with plenty of prep and storage space -? Tandem two-bay secure parking, plus extensive storage in undercroft -? Occupied by quality tenants at \$650 per week until 24th January 2024 -? Current market rental appraisal \$675 - \$700 per week -? Walking distance to Martha Street dining precinct -? Footsteps from Coorparoo SQ dining, retail and Dendy cinemas -? Walk to city-bound buses, minutes from Coorparoo train station -? Easy access to Loreto and Villanova colleges -? Situated in the Coorparoo State School & Coorparoo Secondary College catchment areas -? Minutes from Camp Hill marketplace dining and retail This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.