

**67 Kluver Street, Bald Hills, QLD, 4036**

**House For Sale**

Monday, 19 August 2024



67 Kluver Street, Bald Hills, QLD, 4036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jack Allwood

0410302343

## Only 1 Remaining Lot! Enquire Now.

Discover a unique property opportunity in Brisbane's vibrant north!

### Lot Details:

Lot 1: 398sqm (price upon request)

Lot 2: 400sqm (price upon request)

Lot 3: 365sqm (price upon request)

Lot 5: 377sqm (price upon request)

### Features:

Full turn key

10kw ducted air conditioner

2440mm ceiling height

20mm stone benchtops to kitchen and bathroom

600mm electric stainless steel kitchen Appliances

Soft close door cabinetry to kitchen & bathrooms

2 standard pendant lights above kitchen bench

Undercover alfresco with exposed aggregate concrete

Landscaping inc turf, garden & driveway

Home warranty and insurance

7 Star energy rating

### Investors Advantage:

Capitalise on Brisbane's burgeoning market with properties perfect for new builds, promising high depreciation and minimal maintenance. Positioned within the Brisbane City Council LGA and just 20kms (or 26 mins by train) from Brisbane CBD, these investments are set to benefit from the area's significant growth, driven by high migration rates. Imagine the potential for capital appreciation and stable rental demand in an area surrounded by parklands, top schools, and excellent transport links.

### For First Home Buyers:

Step into the home of your dreams without compromise. Our estate presents the chance to build a home tailored to your preferences, in a setting where renovations are unnecessary. Enjoy the peaceful lifestyle of Bald Hills, combined with the convenience and vibrancy of city living, all within a short commute to Brisbane CBD. The varied lot sizes and shapes allow you to select the perfect plot for your dream home.

### Close proximity to amenities:

2.5km from St Paul's School

2.8km from Bald Hills State School

750m from restaurants, shops, and public transport

3.3km from Bonny View Hotel

4.3km from Strathpine Shopping Centre

9km from Chermside Shopping Centre

10km from North Lakes Shopping Centre

20km from Brisbane CBD

For more information about these land lots, contact Anthony Dowley at [anthony@projectpropertysales.com.au](mailto:anthony@projectpropertysales.com.au) or 0421085908.