

**712 Main Street, Kangaroo Point, QLD, 4169**



**House For Sale**

Wednesday, 14 August 2024

712 Main Street, Kangaroo Point, QLD, 4169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Golden Opportunity in the Heart of Kangaroo Point!

Seize the chance to secure a prime piece of real estate in one of Brisbane's most coveted locations. This property offers a rare combination of convenience, charm, and potential, making it an ideal choice for investors, developers, or those eager to create their dream home. With a myriad of possibilities for development, renovation, or investment, this property is a true gem in a highly sought-after suburb.

Upon entering this beautiful high-set post-war Queenslander, you'll immediately notice the open and airy living spaces bathed in natural light, emphasizing the home's generous proportions and versatile layout. The property features a well-maintained interior with three spacious bedrooms and a single bathroom, all set on a 514sqm allotment with an impressive 11.6m frontage. The ample backyard space offers a perfect retreat for family enjoyment and outdoor activities.

The home is a blank canvas with significant potential for customization and upgrades. Whether you envision modernizing the kitchen, updating the bathroom, or enhancing the outdoor areas, there is ample scope to add personal touches that will increase the property's value and tailor it to your preferences.

### Location Highlight:

- 500m to Cafes, Restaurants and Bars
- 650m to proposed Cross River Rail Transport Hub
- 800m to St Vincents Private Hospital
- 900m to Covetted "Gabba" Precinct
- 1km to Kangaroo Point Cliffs
- 1km to Mowbray Park Ferry Terminal
- 1.3km to Mater Hospital
- 3km to Brisbane's CBD

### Investment Potential:

With the 2032 Olympics Games on the horizon, now is the perfect time to invest in this prime property situated in a suburb on the brink of remarkable growth. The property is Zoned MU1 - Mixed Use (Inner City), offering exceptional value and flexibility for potential development into a striking 5-storey building (S.T.C.A) with four levels of modern residential apartments, ranging from chic one-bedroom retreats to spacious multi-bedroom residences, each designed for ultimate comfort. The first floor is designed for high-end retail shops, trendy cafes, or professional offices, creating a dynamic urban hub.

Positioned in a highly sought-after location, 712 Main Street, Kangaroo Point offers endless possibilities and will not last long. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today.

Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

### Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.