

**35 Brigalow Street, Paddington, QLD, 4064**

**Land For Sale**

Sunday, 18 August 2024

35 Brigalow Street, Paddington, QLD, 4064

Type: Land



Heath Williams  
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## **Exciting building or development opportunity in coveted Paddington**

An exceptional blank canvas awaiting your unique vision, this remarkable offering only five kilometres from Brisbane's CBD is ready to be reimagined. Encompassing two side-by-side allotments that can be transformed into multiple dwellings or one grand home, this sensational property is full of potential.

Featuring two allotments (430sqm and 448sqm allotments), 35-37 Brigalow Street includes:

- Prime north-facing aspect that ensures excellent natural light
- Proposed plans designed by renowned architects Hogg & Lamb with approved DA for two dual-level, four-bedroom homes; concept plans are available upon request
- Favourable position in a quiet and leafy street

Just streets away from the iconic Government House and its manicured grounds, the property is close to Latrobe Terrace, Rosalie and Bardon's fashionable attractions. A number of city-bound bus stops and popular parklands are nearby, as are Suncorp Stadium and the Barracks Shopping Centre. QUT's Kelvin Grove and Gardens Point campuses are also easily accessible from this address, along with UQ's Saint Lucia campus.

Falling within the Milton State School and Kelvin Grove State College catchment areas, this fantastic offering is a short drive from Saint Joseph's Catholic Primary School, Brisbane Boys' College and Stuartholme School. Do not miss this exclusive opportunity – call to arrange an inspection today.

### **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.