

6 Denman Street, Alderley

## ELEVATED 1620m2 WITH CITY VIEWS !!

Auction Location: ONSITE

Encompassing everything you could imagine in a perfectly positioned development site on a total of 1620m2. These prime properties are on 4 lots with 2 street frontage and is one of the largest undeveloped blocks remaining in prestigious Alderley. These homes have been owned by the same family combined for over 120 years but it's now time to move them on.

It is easy to appreciate all the features of these homes-

- Beautiful character filled home with stunning unobstructed city views.
- So much development potential for 4 new premium houses
- Stunning views to the city and mountains.
- 20m frontages and 80m deep approximately.
- Original home with 2 bedrooms plus sleepout
- 2nd home beautifully presented with modern kitchen and bathroom, rumpus area
- Period features including high ceilings and VJ's
- Only 6.5km to the CBD and short stroll to train
- Quality elevated location walking distance to everything.

4 🏠 2 🚗 3 🚗

**FOR SALE**  
**AUCTION**

**AGENTS**

Richard Mirosch  
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**AGENCY**

LJ Hooker Stafford  
(07) 3357 1888

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

You will feel totally connected with a direct link to the city, a short stroll to Alderley train Station redefining easy commuting. Whether you are homeward bound or heading out, the CBD, Newmarket Village Shopping with an array of shops and restaurants are all just minutes away.

Make no mistake the instructions are clear.....SELL!!

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

## MORE DETAILS

Property ID	1DUBF4N
Property Type	House
Land Area	1620 m2
Including	Study Toilets (2) Outdoor Entertaining Fully Fenced

**Richard Mirosch 0414 512 776**

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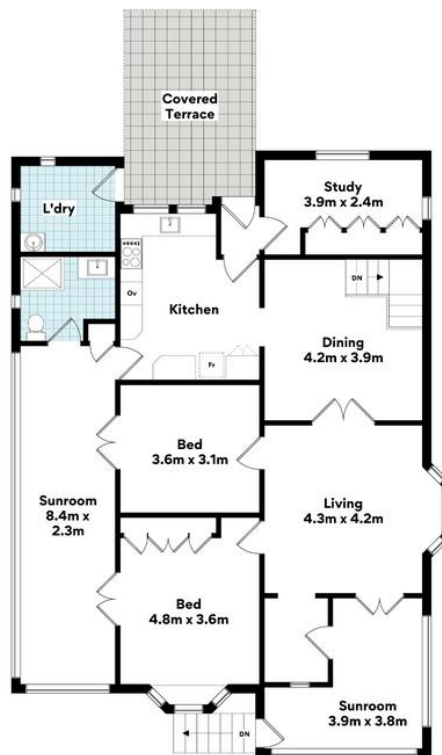
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LOWER LEVEL



UPPER LEVEL



73 Hall St, Alderley

**FLOOR AREA SIZES**

Internal 237.8m<sup>2</sup> | External 25.0m<sup>2</sup> | Garage 24.8m<sup>2</sup> | **TOTAL 287.6m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au

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