

Coorparoo, 71 Leicester Street

SOLD BY BROCK WARD

* Inspections via private appointment only

Nestled in a prime location just 400 meters from the Martha Street cafe and restaurant precinct, this property offers the perfect blend of convenience and potential. Situated only 6.2 kilometers from Brisbane CBD and 5 kilometers from South Bank, residents enjoy easy access to the vibrant heart of the city while still relishing in a peaceful suburban atmosphere. For families, educational institutions like Loreta's College and Greenslopes State School are within a short distance, with Coorparoo State School just a leisurely stroll away. Plus, with Coorparoo Square just 1 kilometer away, boasting an array of restaurants, Woolworths, Aldi, and specialty stores, every amenity is within reach.

Sitting on a generous 660 square meter corner block, this property presents endless opportunities. With its relatively flat terrain, the land is ideal for development or renovation. The existing post-war home offers the flexibility for the land to be transformed into



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

SOLD

LJ Hooker

LJ Hooker

LJ Hooker

LJ Hooker

3 

2 

2 

For Sale

Contract Crashed - Inviting Offers

View

ljhooker.com.au/1BCTH31

Contact

Brock Ward

0402 378 719

b.ward@ljhookerproperty.com.au

**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**

townhouses or a luxurious residence, making it an enticing prospect for investors or homeowners looking to customise their dream property. Whether you envision creating multiple dwellings or crafting a stunning single-family home, the options are boundless.

Step inside the dual living-style home to discover a wealth of space and charm. Upstairs, three generously sized bedrooms provide comfortable accommodation for the family. The large central kitchen boasts ample storage and a spacious island bench, perfect for culinary enthusiasts. Flowing seamlessly from the kitchen is a formal dining area, leading to a spacious living room and rear deck overlooking the flat grassed backyard, ideal for alfresco entertaining or quiet relaxation.

Downstairs, a well-appointed kitchenette, bathroom, and multi-purpose rooms offer added convenience and flexibility. Whether utilized as a guest retreat, home office, or additional living space, the lower level adds versatility to the home's layout, catering to the diverse needs of modern living.

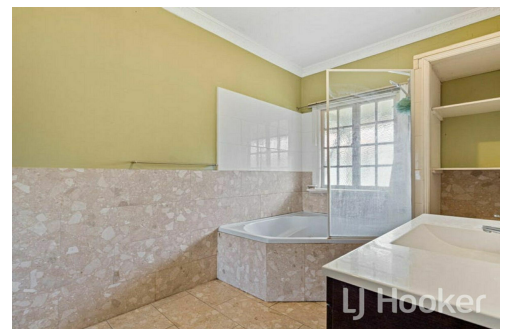
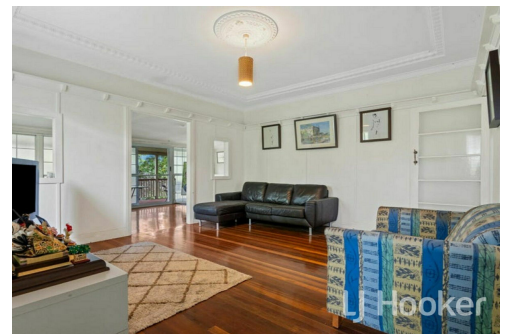
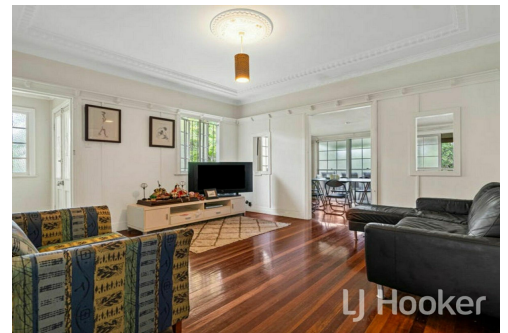
In summary, this property presents an exceptional opportunity to secure a well-positioned and versatile home with immense potential. Whether you're seeking a convenient lifestyle or looking to capitalize on the property's development prospects, this is an opportunity not to be missed. Schedule your inspection today and unlock the possibilities that await at this sought-after address.

More About this Property

Property ID	1BCTH31
Property Type	House
Land Area	660 m ²

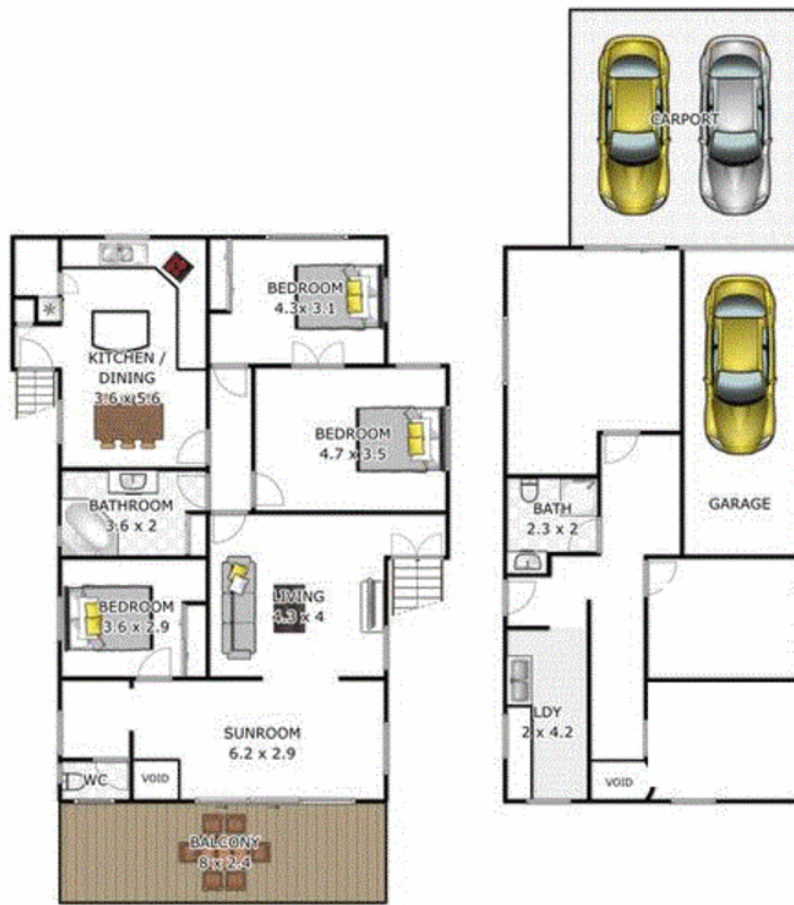
Brock Ward 0402 378 719
Sales & Marketing Consultant | b.ward@ljhookerproperty.com.au

LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369
443 Ipswich Road, ANNERLEY QLD 4103
annerleyyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**



For illustration purposes only, all measurements are approximate. Not to be relied upon. Plan drawn by Open2view Brisbane South, Queensland. Copyright 2014. All rights reserved.