



2 Prospect Terrace, Hamilton

Hillside Site with River Vistas and Removal Approval

Boasting extraordinary elevation and an opportunity for reinvention high on Hamilton Hill, this pre-war house with approval for removal presents a blank canvas for your future home and vision. Occupying a breathtaking 564sqm parcel with a wide 20-metre frontage and an idyllic vantage point offering river and city views, you have the chance to secure and transform this rare site into a luxury hillside abode breathing in Brisbane's most beautiful landscape (STCA).

With the existing house immediately liveable and featuring a swimming pool, you can move in or rent out while you plan your next steps or immediately clear the block and landbank while in the design phase.

Sitting high on the hill surrounded by some of Brisbane's finest homes, this Hamilton setting is not to be missed. Less than 2km away, the Racecourse Road and Portside Wharf precincts offer shopping and dining, and you are conveniently positioned only 5km from the CBD and 14 minutes from the airport. Nearby parks, playgrounds, sporting clubs, the racecourses and the Riverwalk ensure fun and recreation for families, and you can visit the local Eat Street Markets at Northshore.

Within the coveted Ascot State School catchment, minutes from

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FOR SALE

Please Call

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childcare centres, St Rita's, St Margaret's and St Agatha's Primary School, and close to bus stops and Bretts Wharf ferry terminal, this blue-chip address promises enviable family living.

Property features include:

- Pre-war home with approval to remove on a 564sqm lot
- Elevated site with 20m frontage and river and city views
- Blank canvas for a brand-new luxury residence (STCA)
- Existing 2-bed, 1-bath home with a swimming pool
- Sunroom, living room, dining space and kitchen
- Multiple outdoor decks and expansive storage area
- In the coveted Ascot State School catchment
- Minutes to Racecourse Road and Portside Wharf
- 5km to the CBD and 14 minutes to the airport

MORE DETAILS

Property ID	36BHXX
Property Type	House
Land Area	564 m2

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