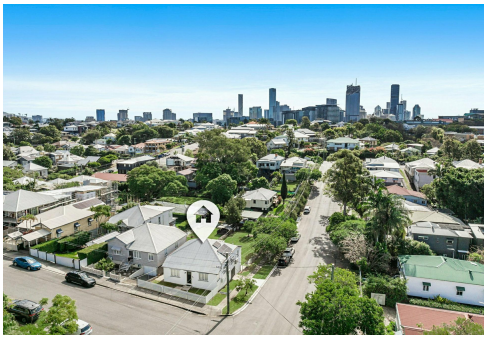

# Highgate Hill, 62 Gertrude Street

## Rarely Available Peaceful Corner Position. BSHS Catchment. Endless opportunities.

3 | 1 | 1

**For Sale**
Best Offers Closing 16th August - if not prior

**View**
ljhooker.com.au/TAXGVB

**Contact**
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**Deanne Hansom**
0403 066 191
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Presented to the market for the first time in 42 years - 62 Gertrude Street Highgate Hill, is a stunning property with amazing potential situated in a prestigious and highly sought-after location.

This property offers a rare and unique opportunity to secure a premium slice of this vibrant and affluent neighbourhood. The possibilities are only limited to your imagination with this three-bedroom residence offering a blue-chip canvas for your vision and creativity. Peaceful corner position in prime inner city location.

Behind the gates of this charming dwelling, you will find a home rich in history. Immediately as you enter, one feels the character of this traditional workers cottage with the original floorboards, period VJ walls, soaring 14 foot high ceilings, natural air flow and light throughout.

**LJ Hooker Cannon Hill**
**(07) 3906 1366**

**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.

Stepping outside to the rear north facing balcony you will enjoy the sweeping vistas and elevated 180-degree double barrel views of the Highgate hill ridge and glimpses of the towering Brisbane city skyline. Situated on desired and tightly held on a Highgate hill corner this house offers two street access, both from Gertrude and Ridge streets the potential for renovation, extension or development are enabled* and inviting.

The choice is yours:

1. Move in straight away
2. Renovate & flip
3. Renovate & build your dream home (STCA*)
4. Building additional home at rear of the property. (STCA*)
5. Invest & land bank

Property Features:

Three generous King Sized bedrooms, all with individual air-conditioning
3 meter (14ft) high ceilings throughout
VJ walls internally & a mix of pine and hardwood flooring
Updated kitchen with natural gas cooking, dishwasher and city views
Refurbished bathroom
Front sunroom/Study office alcove
Rear stairs to backyard, garage and workshop
Laundry and Garage with under croft storage underneath
Rarely available 448sqm Corner Block with scenic outlook
Ridge Street access for parking
Cr2 Character Residential (Infill Housing)
Fully fenced.

Rental Return: $810.00 - $840.00 per week*
Council Rates: Approx $754.30 per quarter*

Location and Amenity:

Nearby schools include: Brisbanes finest state school ranked number 1 in Qld (BSHS) Brisbane State High School, Dutton Park State School, Somerville House & St Laurence's Boys College

Walk to local restaurants about 5 minutes
10* minute walk to Park Road Station & Boggo road cycle interchange
2* minute walk to bus stops on Gladstone Rd
2* minute drive to Mater Hospital
4* minute drive to West End, West village
5 Minute Drive to Hill End Orleigh park (all day free parking with city cat terminal)
4* minute drive to popular Southbank
10* minute drive to Brisbane CBD
15* Minute walk to Brisbane City

* = approx.
STCA = Subject to council application

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# More About this Property

| | |
|---|---|
| **Property ID** | TAXGVB |
| **Property Type** | House |
| **Land Area** | 448 m² |
| **Including** | Study<br>Air Conditioning<br>Toilets (1)<br>Balcony<br>Deck<br>Dishwasher<br>Floorboards<br>Workshop<br>Built-in-Robes<br>Fully Fenced<br>Solar Panels |

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Principal & Licensee | cannonhill@ljhch.com.au

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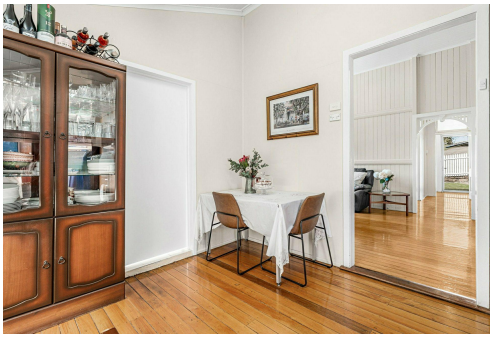

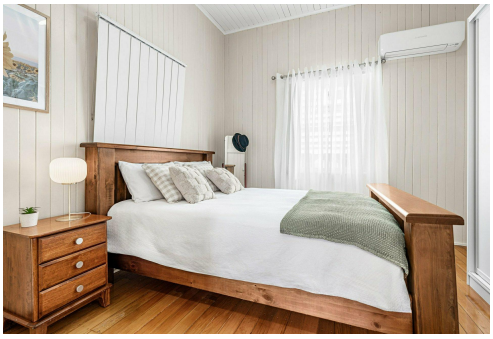

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