



27 Roscoe Street, Holland Park

## The Ultimate Lifestyle Compound: Extra Bedrooms of Infinite Family or Investment Potential

For the family that has outgrown the standard floorplan, 27 Roscoe Street offers a rare commodity in the prestigious Holland Park market: absolute flexibility.

Whether you are navigating the needs of multi-generational living, housing adult children, or running a business from home, this property adapts to your life, rather than forcing you to adapt to it.

### Highlights:

- Multiple living zones across two levels offering substantial accommodation for multi-generational living, extended families, or dual-occupancy
- Fully self-contained granny flat with private kitchenette, bathroom, and air-conditioning
- Ideally positioned on prime 678m<sup>2</sup> corner block, with dual street frontage for extensive parking options
- Perfectly situated for convenience, close to major motorways, local

3 5 6

### AUCTION

Sat 18th Apr @ 12:30PM

### VIEW

Sat 11th Apr @ 12:00PM - 12:30PM

### AGENTS

Erfan Babaie  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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- shops, frequent bus services, and leafy parks
- High-yield powerhouse dream for investors with significant rental return

Imagine a morning where there is no queue for the shower. With four bathrooms and multiple living zones spread across two levels plus a fully self-contained studio, everyone has their own wing.

The upper level serves as the traditional heart of the home, featuring three light-filled bedrooms including a master with its own private ensuite, and a wrap-around deck perfect for catching the Holland Park breeze.

Below, the ground floor represents a significant asset for those needing additional space or a separate living zone. Configured with four multipurpose rooms or bedrooms, each equipped with its own air conditioner and built-in wardrobes, as well as multiple rumpus rooms with its own kitchen facilities, this area functions as a secondary residence, making it an ideal teenager's retreat or a private floor for adult children.

Tucked away for ultimate privacy is your very own granny flat. With its own kitchenette and bathroom, it is the perfect setup for grandparents who desire independence while staying close to family, or for use as a premium home office that keeps professional life strictly separate from the main household. This flexibility is what makes the property an investor's dream, providing multiple potential streams of income or a highly adaptable home for a growing family.

The outdoor features and location complete this impressive package. With dual street frontage and open spaces for up to six vehicles, there is massive room for a boat, caravan, or a large family fleet.

Positioned within the highly coveted Cavendish Road State High School catchment and just 400 metres from Seville Road State School, the home is perfectly placed for education. Reap the benefits of being only 4.5km to Westfield Carindale, 3km Greenslopes Private Hospital, and just a little over 8km to Brisbane CBD.

Other features:

- Main residence: 3 bedrooms upstairs + Extra rooms downstairs, 4 bathrooms, 3 kitchens
- Separate room: 1 bed + 1 bath, 1 kitchen
- Air-conditioning throughout
- 8kw solar power grid
- 6 car spaces
- Multiple storage solutions across both levels
- Fully-fenced with garden shed

Take the next step toward securing this high-yield asset or expansive family base. Contact Erfan or Kosma today because this opportunity won't last for long.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 33 628 090 951 / 21 107 068 020

## MORE DETAILS

Property ID B43EF4R  
Property Type House  
Land Area 678 m2  
Including Air Conditioning  
Toilets (5)  
Courtyard  
Balcony  
Deck  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Fully Fenced

### **Erfan Babaie 0481 868 871**

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### **Kosma Comino 0438 365 222**

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27 Roscoe Street  
HOLLAND PARK

3 Bed  
5 Bath

Internal : 242m<sup>2</sup>  
External : 51m<sup>2</sup>  
Granny Flat : 18m<sup>2</sup>  
Total Area : 311m<sup>2</sup>

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

