

Holland Park, 35 Steele Street

SOLD BY KEVIN AHN & SIENNA KIM

Go for Gold: Amazing Opportunity for All Buyers!

Properties such as this are absolute GOLD in your pocket. This single-storey timber home has been partially updated for those looking to move on in, while occupying a fantastic 647 sqm block within Low-Medium Density Residential zoning, offering astute investors an incredible opportunity to capitalise on this outstanding location.

- Timber three-bed home atop 647 sqm block in LMDR zone, allowing 2 or 3 storey development
- Phenomenal location: walking distance to everything and only a 15-minute drive to the CBD
- Partially updated home ready for those looking to move in now and decide their future later
- Opportunity for developers to build various townhouse layouts, or just your own dream



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For Sale
Please Call

View
ljhooker.com.au/B25AF4R

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LJ Hooker Property Partners
07 3344 0288

home!

- Potential to subdivide into 2 lots - build on both for greater profit! (STCA)

In a truly outstanding location, this property sits mere metres from shops, parks, and so much more! An abundance of delicious restaurants line Logan Road, so you can satisfy any craving on a whim. You'll also find city commutes a breeze, at only 15 minutes via the motorway, or an easy bus trip with the closest bus stop around 100 metres away, and express buses a lovely and leisurely leg-stretch further.

- 120 m to bus stop with city buses
- 170 m to Glindemann Park
- 230 m to Seville Road State School
- 300 m to Mt Gravatt Homemakers Centre (food outlets, Bunnings, JB Hi-Fi, Spotlight)
- 450 m to express city buses
- 450 m to Goodlife Holland Park
- 550 m to Holland Park Library
- 1.2 km to Mount Gravatt State High School
- 1.7 km to Mount Gravatt Outlook Drive
- 1.9 km to Mt Gravatt Plaza (Coles, Woolworths, more eateries)
- 4.3 km to Westfield Mt Gravatt
- 8.8 km to Brisbane City

This single-level timber home sits in an elevated position atop a spacious 647 sqm block - an undeniable investment into your future. Whether you're looking to move in and soak up the convenient location for a while, or get started on a sturdy development immediately, the opportunities are endless!

For keen developers, the LMDR zone allows for 2 or 3 storey structures, so you could capitalise on this location and create 4x two-bed townhouses, or 3x three-bed townhouses (STCA) - a promising investment in a highly-desirable pocket.

The fantastic position and layout of the block also allows for splitting into two lots and building two brand-new homes (STCA).

Inside the current home, lovely natural light spills into the living spaces, with a separate lounge and well-sized kitchen enjoying updated cabinetry and sit-in eating. The layout is well-suited for couples and small families to spread out comfortably and enjoy a leisurely lifestyle at the heart of convenience.

All three carpeted bedrooms offer plenty of room to unwind, each serviced by the family bathroom with its modern amenities, floor-to-ceiling tiles, and open-facing glass-wall shower.

Whether moving on in and pocketing this goldmine for your future, or starting straight for the studs, this property's potential is undeniable! Call Team Kevin Ahn today - this one won't be on the market for long!

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ
Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

More About this Property

Property ID	B25AF4R
Property Type	House
Land Area	647 m ²
Including	Courtyard Fully Fenced

Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

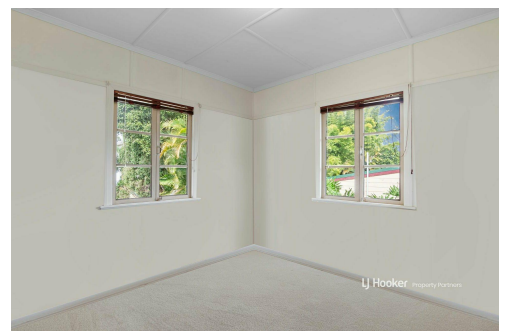
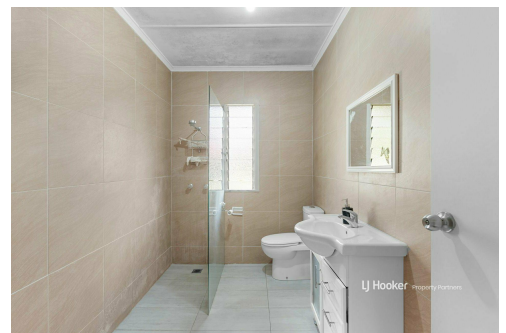
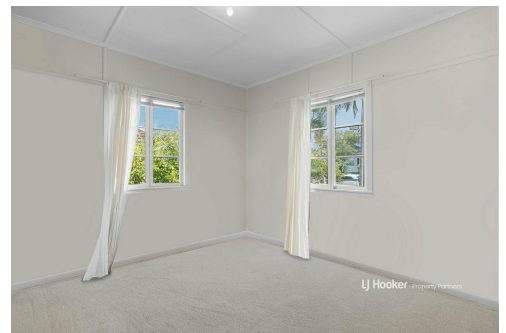
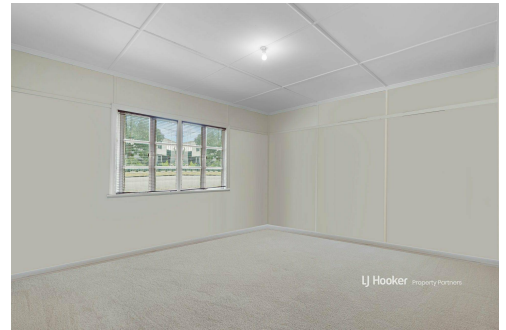
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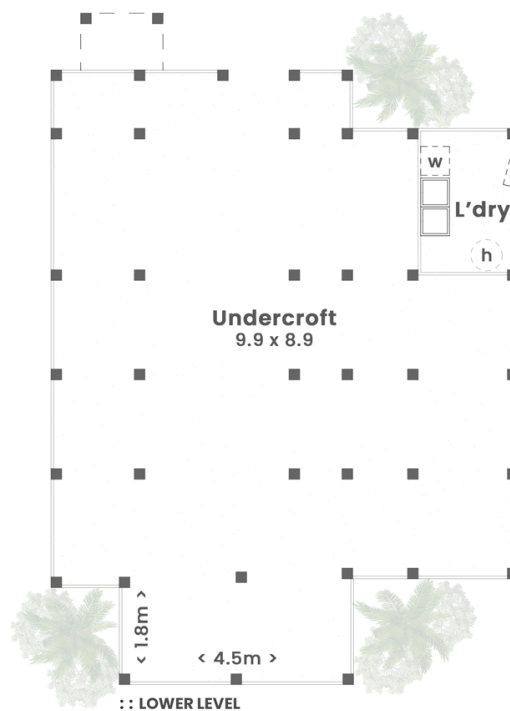
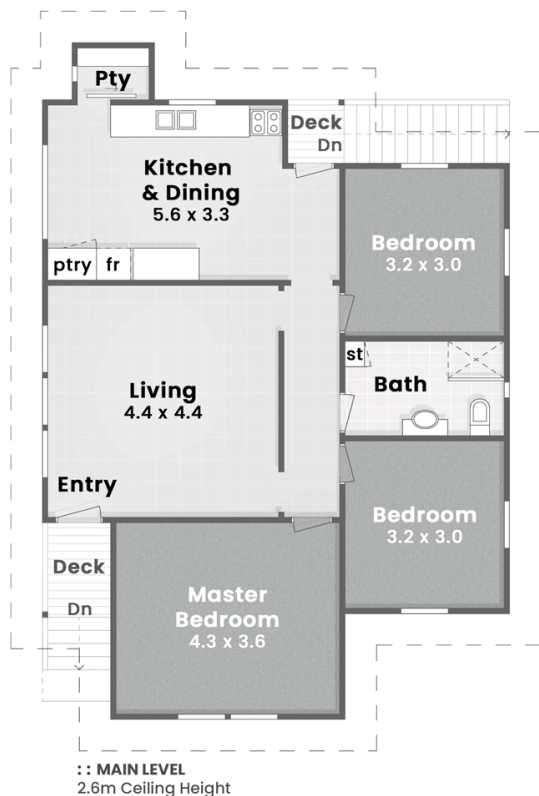
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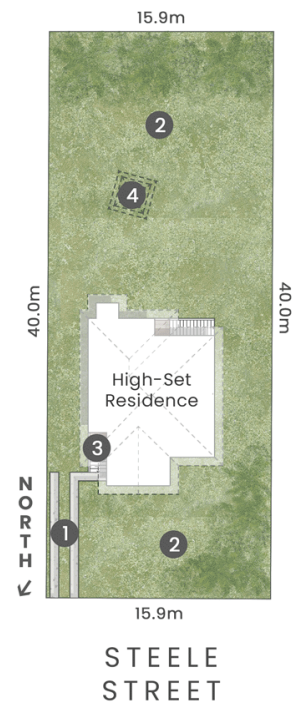
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SITE PLAN LEGEND

1. Driveway Parking
2. Grass Yard
3. Entry Deck
4. Hills Hoist



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35 Steele Street
HOLLAND PARK

Internal 90m² | Decks 4m² | **Total 94m²**

647m²

3 Bed

1 Bath

2 Driveway Parking

Undercroft & Laundry 92m²

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