



Holland Park, 78 Sapphire Street

Character-Rich Jewel Box Opportunity with Raise, Renovate or Rebuild Potential

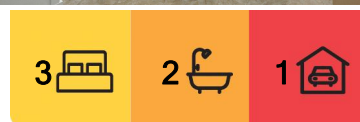
Perfectly poised in the idyllic and tightly held Jewel Box pocket of Holland Park, this charming Post-War highset offers a rare blend of character, potential and convenience. Situated on a generous 647 sqm block framed by lush gardens, this immaculate weatherboard residence boasts an expansive backyard with leafy landscaping, a large north-facing entertainer's deck with beautiful tree-top vistas, and a pristine layout offering plenty of space for families or professionals alike. Whether you're dreaming of renovating, rebuilding, or simply revelling in its timeless charm, this is a golden opportunity to make your mark in one of Brisbane's most coveted suburbs.

Five Features You'll Adore:

- Classic Post-War highset in the beloved Jewel Box neighbourhood, brimming with character and future potential



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For Sale
UNDER CONTRACT

View
By Appointment

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LJ Hooker Property Partners
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- Sprawling 647 sqm block with flourishing gardens, vast backyard, and elevated deck capturing serene, north-facing treetop views
- Impeccably maintained layout with two spacious lounges, three carpeted bedrooms, and a versatile study
- Original yet immaculate eat-in kitchen with gas stove, dishwasher, abundant bench and storage space
- Outstanding opportunity to raise, rebuild, or renovate to suit your own modern vision

This tightly held enclave of Holland Park is adored for its family-friendly atmosphere and effortless proximity to everything Brisbane has to offer. With the CBD less than 10 km away and public transport, schools, shopping, and parklands all nearby, it's an exceptional choice for professionals, families and investors. Enjoy leisurely weekends exploring local cafés or taking the kids to the nearby parks, while Westfield Carindale and Camp Hill Marketplace offer an array of boutiques, dining, and entertainment within minutes.

Location highlights:

- 270 m to bus stop
- 350 m to Amethyst Street Park
- 550 m to Cavendish Road State High School
- 1.4 km to Seville Road State School
- 1.6 km to C&K Coorparoo Community Kindergarten
- 1.7 km to TAFE Queensland Mount Gravatt
- 2.6 km to Camp Hill Marketplace
- 3.7 km to Westfield Carindale
- 9.4 km to Brisbane CBD

Set within the coveted Jewel Box neighbourhood, this quaint weatherboard highset immediately captures attention with its characterful presence and leafy surrounds. Nestled amongst mature trees and privacy-enhancing hedges, it sits atop a large block with ample space for extensions or future development.

The home currently includes a secure single garage with an adjoining carport, and additional open parking via convenient side access - ideal for boats, trailers, or caravans. An external staircase leads you up to a gated front porch, offering a charming and secure welcome into this cherished home.

Within, you're greeted by a spacious carpeted lounge adorned with a chic blue feature wall, modern downlights, and a ceiling fan - a perfect spot for both casual downtime and lively gatherings. Downstairs, a second living space with ceiling fan provides flexibility for entertainers, teenagers, or hobbyists needing their own zone to relax.

The kitchen is a delightful time capsule - brimming with original charm yet in pristine condition. Featuring linoleum floors for easy upkeep, this massive eat-in culinary space includes a ceiling fan, generous bench and cupboard space, a classic gas stove, and a handy dishwasher - ready for your personal touch or simply perfect as is.

The rear deck offers a private outdoor retreat where you can host friends and family in style. With its elevated north-facing position, you'll enjoy cool breezes and tranquil views over the surrounding greenery. An external staircase connects this peaceful perch to the



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backyard below, where a partially fenced lawn and exquisitely manicured gardens provide a safe and serene haven for pets, children, and outdoor enthusiasts.

The upper level includes three carpeted bedrooms, all with ceiling fans and built-in robes, plus a separate carpeted study also with a ceiling fan - ideal for those working from home. Two pristine original bathrooms service the home, one with a shower-over-bath configuration and the other featuring a shower - both neat, practical and immaculately maintained.

The property also includes a handy garden shed, perfect for storing tools, outdoor equipment, or gardening supplies.

Whether you're ready to enjoy its timeless charm, add value with a bespoke renovation, or start fresh with your dream home, this rare Holland Park gem is filled with potential and promise. Don't miss your chance to secure a piece of this beloved neighbourhood.

Contact Bailey Atherton or Karl Gillespie today to find out more or register your interest in the upcoming auction.

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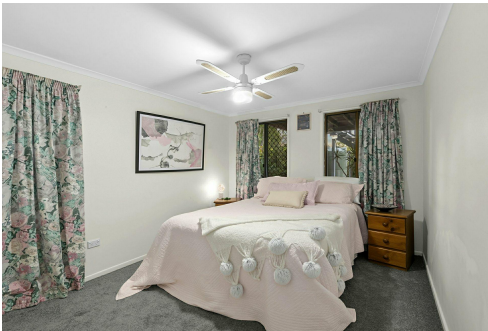
K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

More About this Property

Property ID	B37DF4R
Property Type	House
Land Area	647 m2
Including	Toilets (2) Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

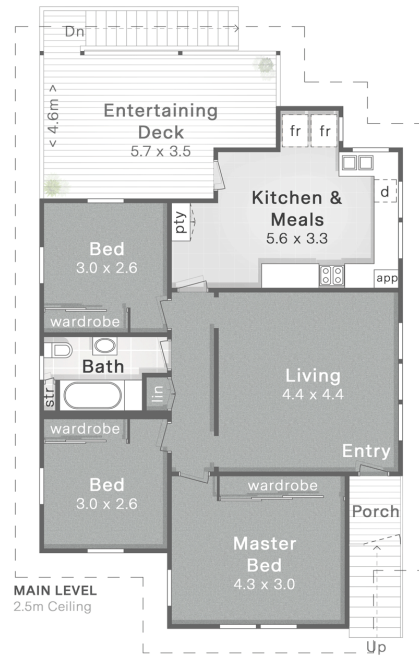
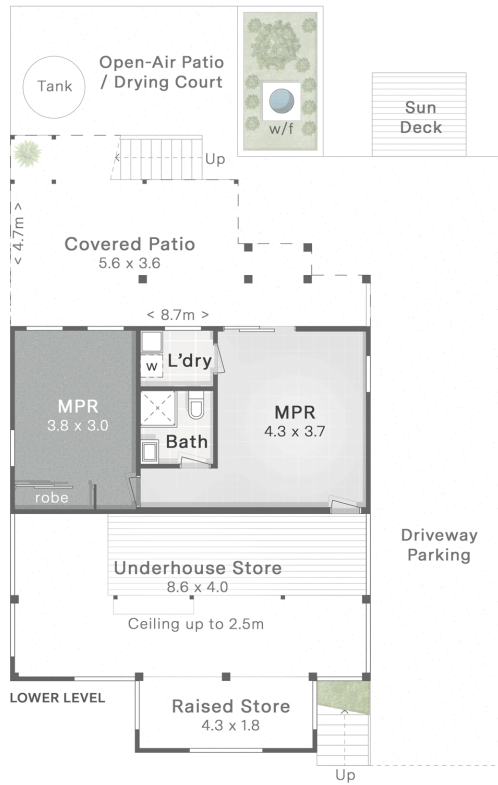
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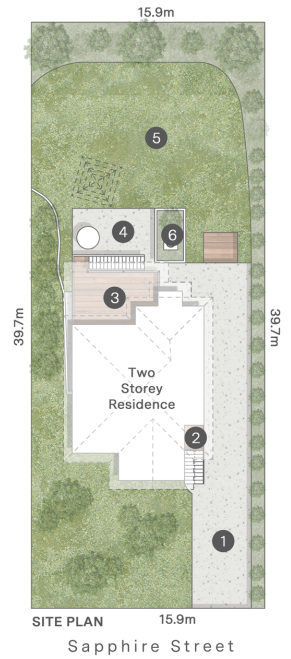


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1. Driveway Parking
2. Entry Porch
3. Entertaining Deck
4. Open-Air Patio / Drying Court
5. Fenced Grass Yard
6. Water Feature



78 Sapphire Street Holland Park

Main Internal 91m² | Lower Internal 41m² | Covered Externals 51m² | Underhouse Store 44m²

- 647m² Land Size
- 3 Bed + 2 MPR
- Driveway Parking
- 2 Bath

Total 227m²

Bailey Atherton 0410724362
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