

16 Carloch Street, Holland Park West

SOLD BY BRENDAN DINGLE & KOS COMINO

Set on a generous 842m² block, this charming highset home blends bright interiors with classic character and excellent potential. Featuring painted floorboards, air-conditioned living, an elevated front balcony, and versatile under-house spaces, it's an ideal opportunity for first home buyers, young families, and renovators seeking to make their mark in a desirable Holland Park West location.

At a glance:

- Fantastic entry-level opportunity in a great location on a quiet dead-end street
- Bright, open-plan interiors with painted floorboards and split system air conditioning throughout
- 3 well-sized bedrooms sporting modern black ceiling fans and two with built-in robes
- Spacious 842m² block offering a huge yard with endless potential (STCA)
- Handy side access plus under-house garage, workshop and extra storage
- Convenient location within easy reach of local parks, schools, transport, cafes and major shopping amenities

Set in a peaceful dead-end street, this neatly presented highset home

3 1 1

FOR SALE
Under Contract

AGENTS

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AGENCY

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feels pleasantly removed from the rush. The tidy frontage is framed by established greenery, and the paved driveway leads straight to the under-house garage, while timber steps guide you up to the welcoming front deck.

Inside, the layout opens into a bright, easy-flow living space. Painted floorboards, soft natural light and a gentle open plan create a relaxed atmosphere from the moment you step in. The living and dining area feels instantly comfortable, with air conditioning keeping the space cool throughout the day.

The kitchen sits at the heart of the home and offers a warm and practical space for everyday living. White cabinetry and timber benchtops add character, while generous storage and quality 500 mm appliances make cooking simple. A wide pass-through keeps the kitchen visually connected to the living area, creating an open and social feel.

All three bedrooms offer comfort and flexibility. The master feels especially peaceful with its soft tones, air conditioning and ceiling fan. While the additional bedrooms are light-filled and versatile, ideal for children, guests or a study, bedroom 3 also featuring its own air conditioning unit. The bathroom is well presented with a double-sink vanity, glass-screened shower/tub and a cleverly integrated laundry that maximises space.

The backyard is where the home truly opens up. A wide, open lawn provides plenty of room to play, relax or entertain, with mature trees adding privacy and greenery. The covered outdoor area offers an easy spot to unwind, and the depth of the block gives you ample scope to shape the yard to your needs over time.

The location adds even more appeal. A bus stop sits just 75 metres from your front door for effortless commuting, and Griffith University is only one kilometre away, making this home an excellent choice for students, staff or anyone seeking daily convenience in a quiet residential pocket, while enjoy being only 10km from Brisbane city.

Ready to take a closer look? Contact Brendan Dingle and Kosma Comino today.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 47 676 306 264 / 21 107 068 020

MORE DETAILS

Property ID B3RMF4R
Property Type House
Land Area 842 m2
Including Air Conditioning
Balcony
Dishwasher
Outdoor Entertaining
Floorboards
Workshop
Built-in-Robes

Brendan Dingle 0401 500 412

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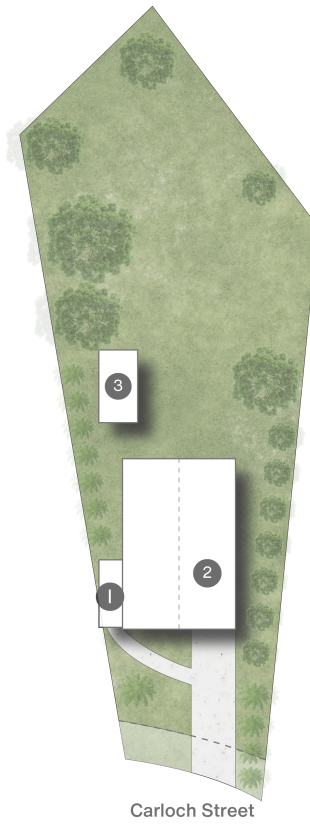
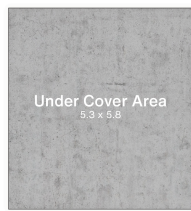
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- 1 Deck
- 2 Garage
- 3 Under Cover



16 Carloch Street **HOLLAND PARK WEST**

3 | 1 | 1 | 119m² | 842m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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