



Kelvin Grove, 21 Ballina Street

CHARACTER QUEENSLANDER ON 2 LOTS - 926m²

Auction Location: On Site

This charming pre-war, family home is being sold for the first time in 67 years. Located at the end of a cul-de-sac, in this highly desirable pocket, only moments from Kelvin Grove State College, this character home presents a unique opportunity for home owners, developers, builders and investors alike. Structurally immaculate & well maintained, with a warm ambience, versatile layout and amazing potential this is one not to be missed!

926sqm of Character Residential (infill) zoned land mean the options on offer here, truly leave you spoiled for choice.

1. Raise & Renovate the character home, turning into the family home that you have always dreamed of building, in this tightly held location.
2. Already on two lots, move the home onto the eastern lot leaving you a vacant block of land to build a second home or simply sell as is (subject to Council approval).



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.



For Sale
AUCTION

View
ljhooker.com.au/1D80F4N

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3. Update or just move straight into the existing home to take advantage on all the space that is already available. with the added bonus of doing more to the home when the time is right.

4. Land bank and rent out the home "as is" adding to your investment portfolio to capitalise on the future growth in the Olympic precinct.

Nestled at the end of this peaceful, tree lined street, the residence offers the perfect escape from the hustle and bustle of everyday life. The character filled home boasts ample room, providing plenty of space for a growing family or accommodating guests.

- 4 well proportioned bedrooms
- Single bathroom with separate toilet
- Front entry sunroom
- Light filled lounge & living spaces
- Updated kitchen and adjoining dining space
- Open, north-easterly facing deck
- Lock up garage and ample storage underneath
- The private backyard featuring mature gardens is your tranquil oasis in the CBD

Under 3km to the CBD, Kelvin Grove is known for its family-friendly atmosphere and convenient location. This home is a stones throw from the newly upgraded Ballymore Complex, is in close proximity to the RBW Hospital, public & private schools and a range of public transportation options are easily accessible, ensuring all your daily needs are within reach. In the heart of what is soon to be the Victoria Park 2032 Olympic development precinct, you need only sit back, relax and enjoy the capital growth in this blue chip location.

Don't miss out on this amazing opportunity contact the selling agents Adam Stefan or Lucy West today!

More About this Property

Property ID	1D80F4N
Property Type	House
Land Area	926 m2
Including	Deck

Richard Mirosch 0414 512 776

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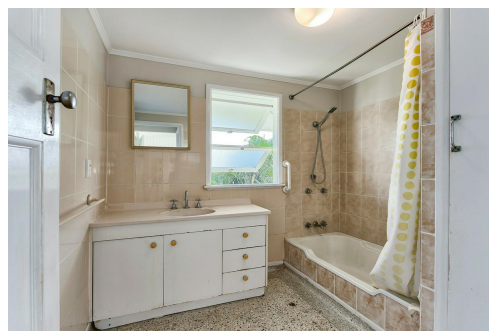
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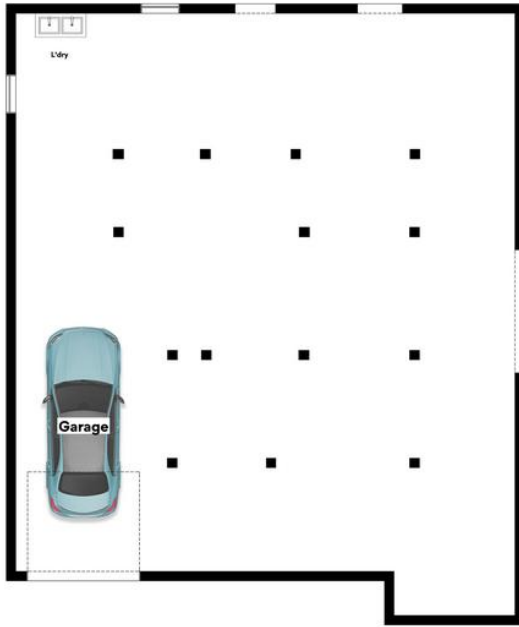
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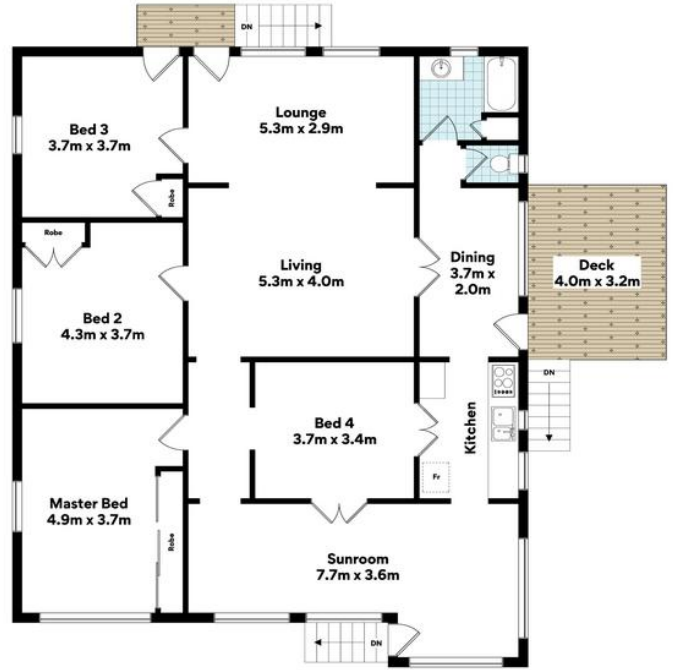


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GROUND FLOOR



FIRST FLOOR



21 Ballina St, Kelvin Grove

FLOOR AREA SIZES

Internal 162.5m² | External 15.3m² | Garage/L'dry 162.5m² | **TOTAL 340.3m²**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au