



58 Dunsmore Street, Kelvin Grove

MOVE IN READY - RAISED COTTAGE !

Behind its classic fae, this character residence offers a home of warmth, light, and genuine liveability in one of Kelvin Grove's most tightly held streets. It is the kind of home that feels immediately welcoming, where generous proportions, high ceilings, and thoughtful layout come together in a way that's both comfortable and enduring.

The main living and dining spaces are beautifully scaled and filled with natural light, with the high ceilings creating a wonderful sense of volume and airiness throughout. The kitchen is neat, functional, and well laid out, offering plenty of bench space and storage, while also presenting an excellent opportunity to further enhance and personalise over time.

The home features a generous primary bedroom along with two additional bedrooms, all well sized and positioned close to the central bathroom. Each room retains the calm, easy atmosphere that defines the home and makes it such a comfortable place to live.

At the rear, a timber deck extends the living space outdoors and becomes a natural place to gather, relax, or entertain. Beneath the home, a large tandem garage with legal height adds a layer of

3 2 2

FOR SALE
OPEN TO OFFERS

AGENTS

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AGENCY

LJ Hooker Stafford
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Interested parties must rely solely on their own enquiries.



flexibility that is increasingly hard to find, offering scope for storage, workspace, or future improvement.

All of this is set just moments from parks, cafés, transport, and the Brisbane CBD, in a pocket that continues to be prized for its lifestyle and long-term appeal. This is a home with real presence, real comfort, and real potential.

- + Large main living and dining with ample natural light.
- + Neat & tidy kitchen with ample bench and storage space.
- + Spacious primary with built-ins.
- + Two additional bedrooms, both of which featuring built-ins.
- + Well-proportioned sun-room, perfect for a home office or study.
- + Timber deck toward the rear, offering a versatile entertaining space.
- + Polished timber floors throughout the home.
- + Ducted air-conditioning throughout.
- + Expansive tandem garage underneath the home.
- + Legal height on the ground floor level, offering room for further expansion (STCA).

Properties of this calibre do not come along often, call Dean & Harry today for the sales report and rental appraisal!

MORE DETAILS

Property ID	1EGSF4N
Property Type	House
Land Area	388 m2
Including	Study
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

Dean Hamilton 0400 799 447

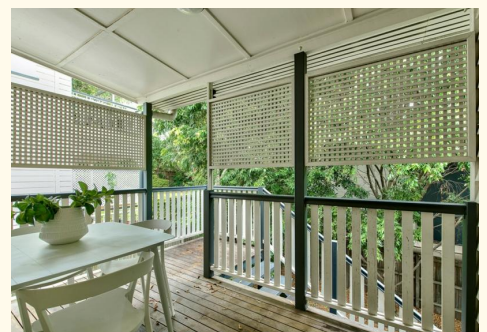
Independent Contractor - Dean H Pty Ltd |
dean.hamilton@ljhooker.com.au

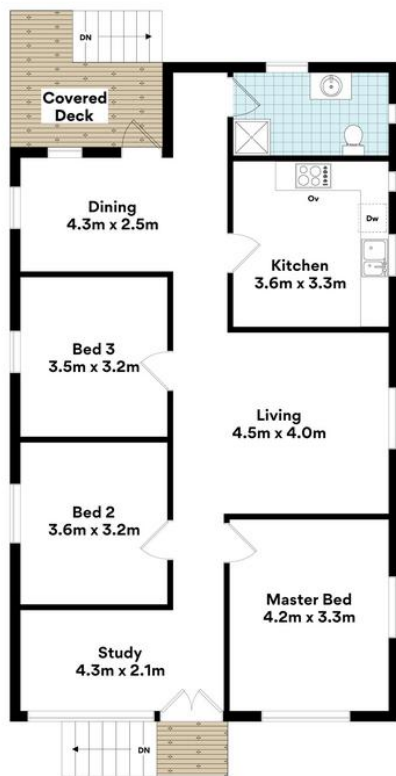
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FIRST FLOOR



GROUND FLOOR

58 Dunsmore St,
Kelvin Grove



FLOOR AREA SIZES

Internal	116.4m ²
External	9.1m ²
Garage	47.7m ²
TOTAL	173.2m²

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.

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