



Kelvin Grove, 6 Ballina Street

CHARACTER RICH QUEENSLANDER! IDYLIC SETTING!

Nestled in a picturesque and elevated pocket of Kelvin Grove, this character rich, Queenslander offers the lucky buyer so much potential and even more versatility. Move straight in and enjoy as is or take some time to raise and extend the home, making the most of all this position has to offer. From the idyllic outlook to the leveled back yard that is such a rare find in this neighbourhood, you won't believe you are only moments to the city.

For those wanting to call this house home, the property has a number of exciting features:

- 3 Generous Bedrooms
- Light filled living space overlooking the yard
- Spacious eat in kitchen
- Front sunroom perfect for a home office
- Updated main bathroom and toilet to the rear of the home
- Laundry, storage and multi-use space underneath



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
OPEN TO OFFERS

View
ljhooker.com.au/1D93F4N

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- Character features including high ceilings & VJs throughout
- Rare side access with ample off-street parking
- Landscaped & leveled 521sqm allotment with mature gardens including a variety of fruit trees

Just under 3km from Brisbane's CBD, Kelvin Grove combines the convenience of inner-city living with a welcoming, family-friendly atmosphere. Perfectly positioned near the newly upgraded Ballymore Complex and within easy reach of the Royal Brisbane & Women's Hospital, this home also sits close to leading public and private schools including Kelvin Grove State College & Queensland Ballet Academy as well as QUT's Kelvin Grove campus, and an array of public transport options for effortless commuting.

You'll love the local lifestyle-with vibrant cafés, specialty shops, and the popular Kelvin Grove Village markets just around the corner. Weekend strolls through nearby green spaces add to the suburb's relaxed yet connected feel. Set within the 2032 Olympic Games development precinct, this blue-chip location is poised for exceptional long-term growth. Whether you're a homeowner seeking quality and convenience or an investor looking to capitalise on strong rental demand, this opportunity places you right in the heart of one of Brisbane's most exciting and evolving inner-city suburbs.

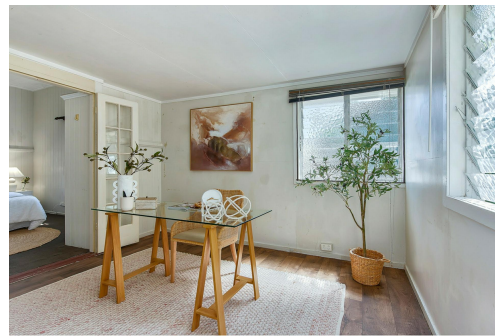
Don't miss out on this amazing opportunity contact the selling agents Adam Stefan or Lucy West today!

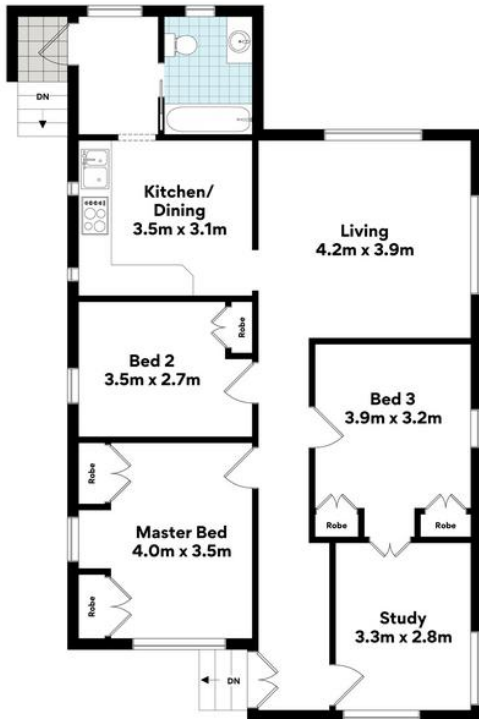
More About this Property

Property ID	1D93F4N
Property Type	House
Land Area	521 m2

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UPPER LEVEL



LOWER LEVEL

6 Ballina St, Kelvin Grove



FLOOR AREA SIZES

Internal	145.4m ²
External	23.6m ²
TOTAL	169.0m²

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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