



9 Vale Street, Kelvin Grove

## PICTURE PERFECT COTTAGE! - SIDE ACCESS DRIVEWAY

Perched upon the hills of Kelvin Grove, this charming three-bedroom cottage is full of character and fresh appeal. Newly painted and ready to enjoy, it's a home that welcomes you in from the moment you arrive, in a location that is only getting better with time.

Inside, the living space feels bright and inviting, with a fresh coat of paint carried throughout giving the whole home a clean, crisp finish. It's an easy, comfortable space to settle into, with a warm sense of character that only a classic Queensland cottage can offer.

Three well-proportioned bedrooms offer flexible accommodation for a young family, a couple, or those wanting space for a home office or guests. A single bathroom keeps things simple and easy to maintain.

Beneath the home, generous storage space adds valuable everyday practicality, ideal for tools, bikes, gear or anything else that needs a home of its own. A driveway provides convenient off-street parking.

Few locations are placed as well as this one. Just moments from the upcoming Olympic precinct, this address puts you right at the centre of one of Brisbane's most exciting periods of growth and investment.

3 1 0

**FOR SALE**  
OFFERS OVER \$1,199,000

**VIEW**  
Sat 24th Oct @ 9:30AM - 10:00AM

**AGENTS**  
Dean Hamilton  
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Oscar O'Hara  
0479 089 802  
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**AGENCY**  
LJ Hooker Stafford  
(07) 3357 1888

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

With cafes, parks, transport and the energy of Kelvin Grove on your doorstep, it's a position that offers lifestyle today and strong appeal for the years ahead.

Character, convenience, and a location with a future don't often come together like this. Contact Dean or Oscar today to arrange your inspection, or with any questions you may have.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 1FFDF4N              |
| Property Type | House                |
| Land Area     | 253 m2               |
| Including     | Air Conditioning     |
|               | Balcony              |
|               | Deck                 |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |

**Dean Hamilton 0400 799 447**

Director/Principal | [dean.hamilton@ljhooker.com.au](mailto:dean.hamilton@ljhooker.com.au)

**Oscar O'Hara 0479 089 802**

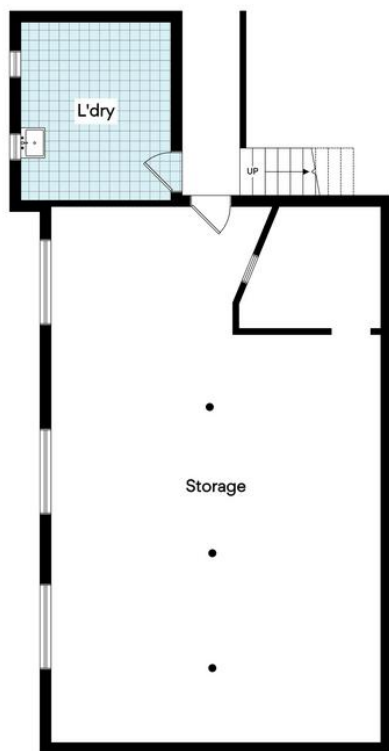
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LOWER LEVEL



UPPER LEVEL

**9 Vale St,  
Kelvin Grove**



**FLOOR AREA SIZES**

|                |                                 |
|----------------|---------------------------------|
| Internal       | 94.6m <sup>2</sup>              |
| External       | 19.0m <sup>2</sup> <sup>2</sup> |
| Garage/Storage | 76.7m <sup>2</sup>              |
| <b>TOTAL</b>   | <b>190.3m<sup>2</sup></b>       |

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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