







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 FROM $1,099,000

VIEW
Sat 21st Nov @ 11:30AM - 12:00PM

AGENTS

Dean Hamilton
0400 799 447
dean.hamilton@ljhooker.com.au

Oscar O'Hara
0479 089 802
oscar.ohara@ljhooker.com.au

AGENCY

LJ Hooker Stafford
(07) 3357 1888

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.

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
Oscar O'Hara 0479 089 802
Associate | oscar.ohara@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au

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.



LOWER LEVEL

UPPER LEVEL

9 Vale St, Kelvin Grove

FLOOR AREA SIZES

Internal	94.6m²
External	19.0m²²
Garage/Storage	76.7m²
TOTAL	190.3m²

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

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.

LJ Hooker