



26 Balham Road, Rocklea

## SOLD BY GARY LIU & ASSOCIATES

Set well back from Balham Rd, screened by established trees, this quaint 3-bed timber lowset is essential viewing for first-home buyers, renovators who spot easy avenues to value-add, and big dreamers looking for sites to build their forever home (STCA). It also offers excellent potential for those considering running a home-based business or even converting to commercial use, subject to council approval.

### Highlights:

- Polished hardwood timber floors through the central lounge & 3 bedrooms
- Tiled flooring in the front dining room, the modern kitchen & bathroom + laundry
- Large 615m2 block, fully fenced with driveway past the house to a double garage/shed
- 10-minute walk to dog-friendly Kookaburra Park & bus transport to get about Brissy
- Short drive to Rocklea State School, Yeronga State High, ALDI, Griffith Uni, Brisbane Markets
- Great potential for a home business setup or future commercial conversion (STCA)

3 1 2

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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There's an easy flow through this home's primary living areas; the tiled front dining room connects through two spacious openings into a large lounge which then extends into a modern kitchen with loads of bench space and storage, tiled splashbacks and a twin sink with backyard outlook.

The flooring gets serious in the lounge first, where the tiles are exchanged for polished hardwood floorboards that continue into the 3 bedrooms, one of these with a whole wall of built-in robes.

The bathroom has also had a makeover at one point and is a light, white and bright space with a space saving shower-over-full-tub and a vanity with integrated basin and storage below.

Front and back, there's an easy win straight up just by laying down some fresh turf - which will create big play-friendly outdoor areas within these fully fenced grounds, perfect if you have kids or pets. For your wheels, there's a concrete driveway running past the house to a double garage.

There's excellent potential here to explore options to further update the existing home with more internal d/u233?cor swaps, consider extending or looking for a home with space to run a small business - there's certainly land available - or even explore the option of starting afresh with a brand-new build (STCA).

Whatever way you go you'll further capitalise on this convenient southside location. Big parks with off-leash dog areas are only a walk away, and you can reach every other amenity in mere minutes by car: Rocklea State School (2), Salisbury train station (5), Brisbane Markets for Saturday stock ups (6) ALDI, QEII Hospital & Griffith Uni (8), Indooroopilly Shopping Centre (15) and 20 to town.

Inspect soon & bring your imaginations along with you. This is a property with potential plus (STCA)!

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## MORE DETAILS

Property ID	B3K5F4R
Property Type	House
Land Area	615 m2
Including	Toilets (1) Courtyard Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

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26 Balham Road  
Rocklea

- 615m<sup>2</sup> Land Size
- 3 Bed + MPR
- 1 Bath
- 2 Car + Off-Street

Internal 106m<sup>2</sup>

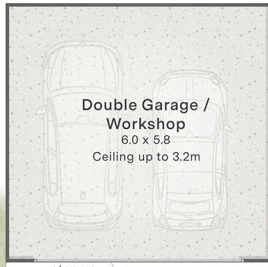
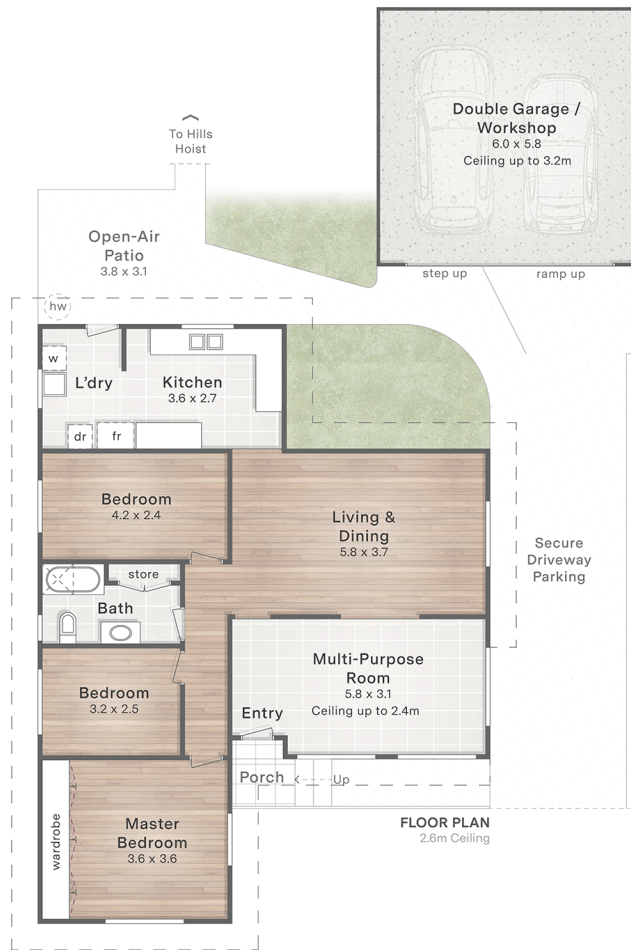
Garage 36m<sup>2</sup>

Porch & Patio 14m<sup>2</sup>

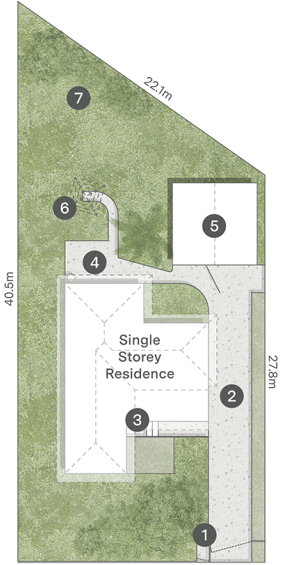
Total 156m<sup>2</sup>



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1. Entry Gates
2. Secure Driveway Parking
3. Entry Porch
4. Open-Air Patio
5. Double Garage / Workshop
6. Hills Hoist
7. Fenced Grass Yard



SITE PLAN 18.3m  
Balham Road