



FOR SALE

INNER CITY LIVING OFFERING LIFESTYLE AND CONVENIENCE.

Situated in the heart of Kelvin Grove near the bustling Urban Village precinct, this freestanding tri-level home has much to offer.

With the highly sought-after Kelvin Grove State College and QUT's Kelvin Grove campus within easy walking distance, getting to class on time will be a breeze. Fancy some fresh fruit and vegetables? There's a farmers market on every Sunday. Too lazy to cook? There are some superb restaurants and cafes only a stone's throw away. Public transport is practically at your doorstep and the CBD is less than a 10-minute drive.

This charming home features beautiful timber floors and balustrades. The spacious open plan living areas take up the entire second level and is cleverly split by the kitchen giving you the freedom to choose where you'd like to dine or where to catch up on the latest Netflix craze.

Out the back, the outdoor entertaining area is like an oasis and the envy of the neighbours; boasting a timber deck surrounded by a gorgeous succulent garden. Out the front is a good-sized balcony or viewing platform for Riverfire.

Three large sized bedrooms share the top level; all have ample storage space with built ins in each. The master bedroom has its own ensuite as well as a private balcony with city glimpses.

Other features worth mentioning:

- Remote lock up garage plus off-street parking for an additional 2 vehicles
- 171sqm of living space including external areas
- This property is freehold so there are NO Body Corporate Fees
- Property is located on a slip road off Prospect Terrace
- Currently tenanted to excellent tenants
- Air-conditioning throughout

This is one property you will need to view. So whether you are a growing family or an investor, secure this home now... for your future.

*** Presented by local area specialist Anjanette Parker ***

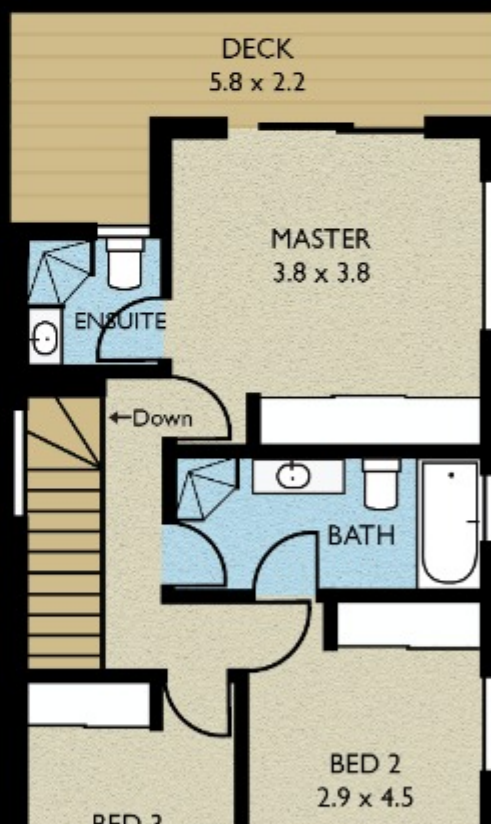
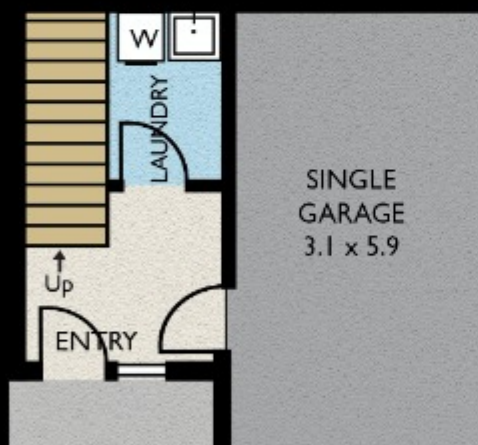
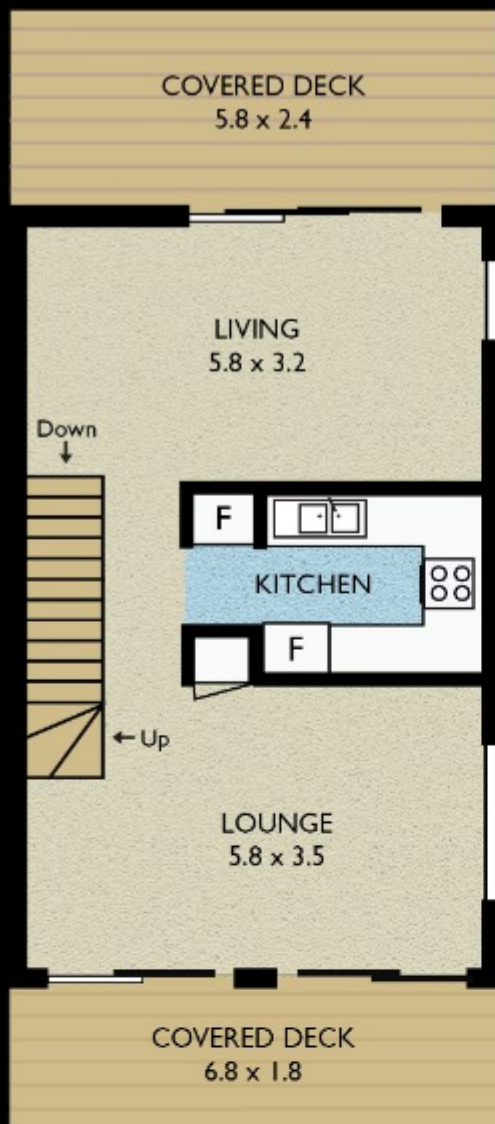
3 BED | 2 BATH | 1 CAR

PRICE:
\$755,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



