

**SOLD**

## ENTRY LEVEL OPPORTUNITY IN PRIME CITY-FRINGER LOCATION

Positioned in one of Red Hill's most sought-after pockets just 3km from the Brisbane CBD, this character workers cottage offers a fantastic opportunity for buyers seeking location, lifestyle and long-term growth.

The floor plan features separate living and dining areas, a spacious kitchen and three bedrooms. The enclosed front veranda includes a small room ideal as a study or home office. Off-street parking is available at the front of the property, and the generous backyard provides usable outdoor space rarely found on a 263sqm block.

The property is currently tenanted until 14 March 2026 at \$550 per week, offering immediate rental income for investors, while still providing a suitable option for owner-occupier purchasers.

### Key Features:

- 3 bedrooms, 1 bathroom
- Enclosed veranda with separate study/home office space
- Separate living and dining
- Spacious kitchen
- Generous backyard
- Convenient off-street parking at front of property
- Located in prestigious Petrie Terrace SS & Kelvin Grove SC catchments
- Close proximity to sought-after private schools and excellent public transport
- Easy access to Brisbane CBD
- Currently tenanted until 14/03/26 at \$550pw

Inspections by appointment. Contact Karen Marlow on 0411 033 892.

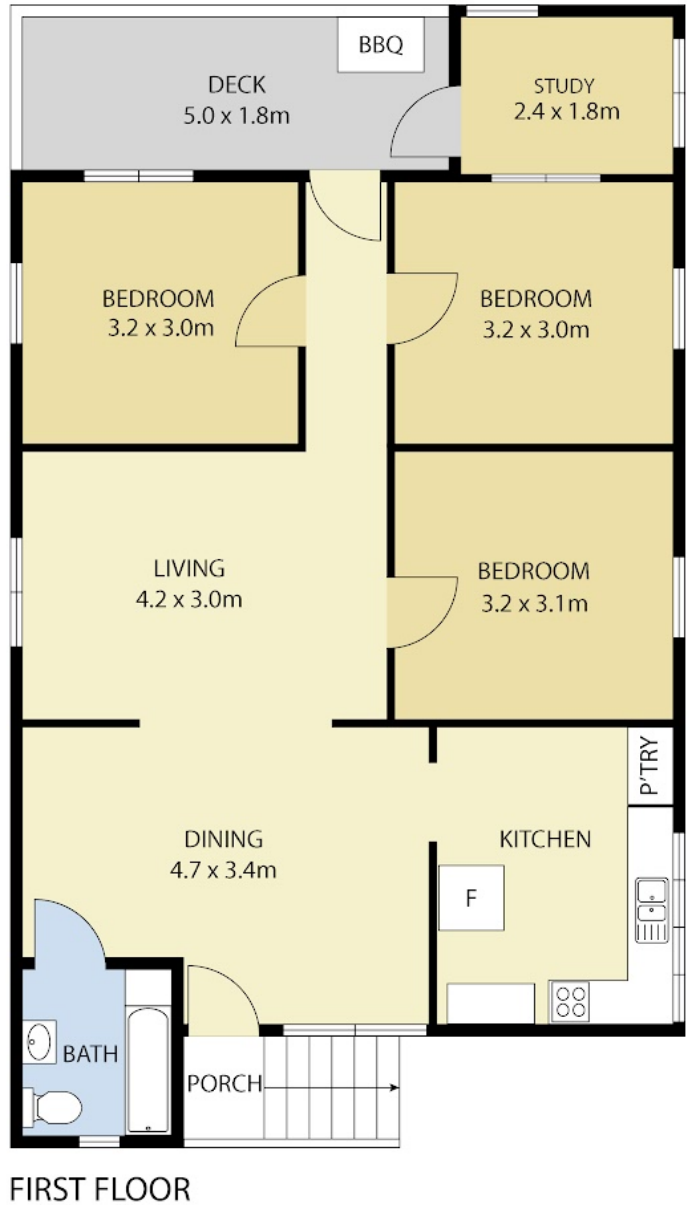
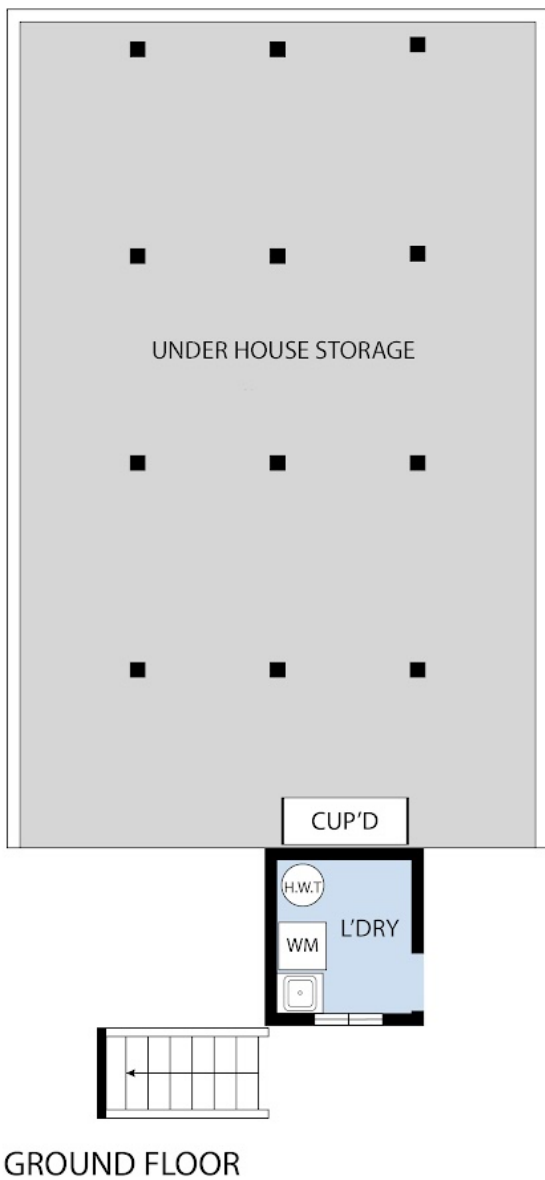
**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$1,215,000

**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.