

123 Herston Rd, Kelvin Grove, QLD, 4059



House For Sale

Thursday, 14 November 2024

123 Herston Rd, Kelvin Grove, QLD, 4059

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



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Character Filled Income Producing Home in the Heart of Kelvin Grove

Discover 123 Herston Road, an expansive character estate set on an elevated 880m² double block with sweeping views over the surrounding suburbs. This property offers flexible living options for multi-generational families, rental income, or the opportunity to restore the home into a single grand residence all in one prime location.

The owners have been clear, this home will be sold at auction on the 05th of December at 6pm with all serious offers being considered prior.

With a potential rental income of approximately \$1700 per week this home presents strong investment potential. Alternatively, future owners may choose to restore the property to a single residence, blending historic charm with modern convenience. Another option is to move into the main residence upstairs and rent out the two units to help offset the mortgage. The options are endless!

The property is configured with a 3-bedroom main residence upstairs and two self-contained 1-bedroom flats currently presenting a fantastic investment opportunity.

Unit one;

- Charming front verandah that captures sweeping views over the suburbs, setting the tone for the home's beautiful character.
- Three well sized bedrooms
- Open plan living and dining room with air con
- Modern kitchen with ample storage, stainless steel appliances and dishwasher
- Well presented bathroom with bath/shower combination
- Polished timber floorboards throughout
- Three metre ceilings and VJ walls throughout
- Covered entertaining patio overlooking low maintenance back garden
- Current rental appraisal \$750-\$800 per week

Unit Two and Three;

- Well-presented flats, currently tenanted and generating \$760 per week.
- Each flat features a large open-plan living area and bedroom.
- Includes a well-equipped kitchen and a neat, tidy bathroom.
- Current rental appraisal for each unit \$400-\$450 per week

A four car garage provides secure, spacious parking - an uncommon convenience in an inner-city location.

123 Herston Road is uniquely positioned to benefit from Brisbane's urban transformation, with notable projects nearby;

Victoria Park Redevelopment:

Brisbane's largest inner-city greenspace will be right at your doorstep, providing extensive parklands, recreational areas, and event spaces.

Proximity to Brisbane Metro, Busway, and Roma Street Entertainment Precinct: Easy access to the newly opened Brisbane Metro and the vibrant Brisbane Live entertainment hub brings top-tier entertainment and convenience close to home.

Ballymore Stadium:

Just a short stroll away, Ballymore has been transformed into an elite sports training centre with revitalised gardens, a community café, and a new grandstand for watching rugby and sports events.

This prime Kelvin Grove location offers easy access to renowned schools, healthcare facilities, and Brisbane's cultural and entertainment hubs, making 123 Herston Road an exceptional opportunity for those seeking flexibility, history, and

lifestyle in one remarkable estate.

Situated within walking distance to the Queensland Ballet Academy, Kelvin Grove Urban Village with its vibrant weekly farmers markets, Kelvin Grove State College, and QUT Kelvin Grove, this property combines convenience with character in a highly desirable area.