

**23 Borva St, Dutton Park, QLD, 4102**

**House For Sale**

Saturday, 23 November 2024



23 Borva St, Dutton Park, QLD, 4102

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 3**

**Type: House**

## RIVERFRONT DREAM HOME IN THE MAKING

THE OPPORTUNITY Lot 29 = 1,156m<sup>2</sup> & Lot 23 = 1,169m<sup>2</sup> to be sold as one large 2,325m<sup>2</sup> block.

Welcome to your future sanctuary - an extraordinary opportunity to build your Statement home, perfectly poised in on the banks of the Brisbane River in a quiet cul-de-sac position. Spanning across two expansive lots totaling 2,325m<sup>2</sup>, This remarkable property is situated in an exclusive, flood-free waterfront setting just 3km from the bustling CBD, offering a unique blend of serene surroundings and accessibility.

This existing residence spans multiple levels and promises spectacular water views from all main living areas. Featuring five spacious bedrooms and four bathrooms, there is an abundance of living space that ensures comfort for you and your family. The build is incomplete, offering a unique opportunity to make it your own. While plumbing and electrical systems are already installed, the kitchen and bathrooms are yet to be completed. The walls are ready for your choice of fixtures, cabinetry, and finishes, but work remains to ensure the property is fully functional for living.

Council Development Approvals are in place, expiring September 2030, to do alterations on the existing building and land (conditions apply).

Brisbane's riverfront properties are highly coveted due to their limited availability, as there are fewer than 850 absolute riverfront properties in the city, a number that diminishes each year due to development and rezoning. This is an opportunity not to be missed.

Dutton Park is a charming and well-connected suburb offering a blend of suburban tranquillity and inner city convenience. Situated just a short distance from West End Village, residents enjoy easy access to its vibrant mix of cafes, restaurants, and boutique shops. South Bank, Brisbane's cultural and entertainment hub, is also within close reach, featuring lush parklands, the Queensland Performing Arts Centre, and a bustling riverside dining scene. Additionally, Queens Wharf development, set to transform Brisbane's skyline, is just a short commute away, promising world-class dining, retail, and entertainment options. With its central location and proximity to these sought-after destinations, Dutton Park presents an ideal lifestyle for those seeking a balance of relaxation and connectivity.

Dutton Park boasts excellent proximity to some of Brisbane's top private schools, including St Laurence's College, Somerville House, and Brisbane Boys' College, all just a short drive away. Its central location offers families easy access to high-quality education, making it an attractive choice for those prioritizing academic excellence.

Don't miss your chance to be part of this exceptional opportunity in one of Brisbane's most coveted locations