

**302 Ferguson Road, Seven Hills, QLD, 4170**

Place. 

**House For Sale**

Thursday, 28 November 2024

302 Ferguson Road, Seven Hills, QLD, 4170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Charming Post-War Home with Development Potential on 883m<sup>2</sup>

Auction Location: Onsite

Promising to captivate astute developers, investors, and families alike, this 883m<sup>2</sup> corner allotment offers an exceptional opportunity in one of Seven Hills' most sought-after locations. Combining immediate liveability with remarkable potential, this property invites you to create your dream home or embark on an exciting development project (subject to council approval).

Set on a prized corner position with an adorable post-war façade, the home exudes character and charm. Inside, the large, light-filled bedrooms and functional layout offer a comfortable living space, while the expansive yard provides endless possibilities for outdoor living or future enhancements. Its prominent corner aspect enhances the block's versatility and adds to its overall appeal.

Only moments from Brisbane's CBD, this property is ideally located near a range of amenities, including Seven Hills Bushland Reserve's scenic walking tracks, local cafés, and vibrant shopping precincts. Residents will enjoy easy access to Coorparoo Square, Camp Hill Marketplace, Bulimba's Oxford Street, and the popular Martha Street café precinct.

Families are well catered to, with the home falling within the Seven Hills State School and Coorparoo Secondary College catchment areas, as well as being close to esteemed private schools such as Anglican Church Grammar School and Cannon Hill Anglican College.

With its combination of charm, location, and opportunity, 302 Ferguson Road is a rare offering in a thriving suburban setting. Whether you're seeking a comfortable home, a promising investment, or a development project, this property ticks all the boxes.

Disclaimer:

We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.