

RE/MAX Revolution

The Henry Wong Team®

61 MULSANNE STREET, HOLLAND PARK WEST



Let's make history!



THE SOUND OF MANY OPPORTUNITIES KNOCKING AT ONCE

Are you a visionary? A buyer with a dream and a purpose, looking for the right property to make it all a reality? We'd like to stop you right there and direct your attention to this prime real estate opportunity. An opportunity to enhance the potential and start taking control of your future... a future where city views greet you every morning!

In the sought-after enclave of Holland Park West, this home sits on a lush corner block of approximately 600-square-metres. Thick palms and a tall fence provide a feeling of privacy and seclusion, shielding the majority of the exposed brick façade from view. A long driveway leads to the back of the home, where there's a carport plus plenty of parking space for cars, boats and trailers. There's also side access to the block.

The beauty about this property is the opportunities it offers. The existing home is perfectly functional, so the new owners could either rent it out or move in and enjoy the pristine location. Alternatively, they could renovate it to the standard they desire, as the bones are solid and the original construction is sound. A third option, subject to council approval, would be to start again and construct the home of your dreams, one that incorporates the views out towards the city.

Inside the property warm timber floors make you feel at home and welcome. The lounge and dining room are breezy and spacious.

Adjoining them is the kitchen, where a spacious island bench ensures lots of room to work and ample cabinetry too. You'll find reliable appliances here, including an oven, gas cooktop, rangehood and dishwasher. Glass doors open out to a paved and decked outdoor area, ideal for entertaining. There's also a balcony at the front of the home, where you can take in the city views.

There are two bedrooms, both with built-in-robcs. There's also a multi-purpose utility room, all serviced by a main bathroom with shower over bathtub and a vanity. There's an internal laundry and a single garage too, and plenty of storage options downstairs.

Note: Selected rooms throughout the property have been virtually furnished to provide a guide to the market for presentation and/or potential.

61 MULSANNE ST, HOLLAND PARK WEST

LAND SIZE
599 M²

2

1

3





PROPERTY FEATURES



The location is undoubtedly a huge drawcard here. With easy access to the Pacific Motorway, Brisbane city centre is just a 10-minute drive away. That makes for an incredibly easy commute for city professionals. On top of that, consider these location benefits:

- Proudly perched in the Marshall Road State School and Holland Park State High School Catchment Areas, and just a short walk from each.
- Walking distance to Nursery Road State Special School.
- A short drive to St. Agnes Primary School and Griffith University.
- The Holland Park West Busway Station is an easy walk away, as is a bus stop on Bapaume Road.
- A short drive to Westfield Garden City, Mt Gravatt Homemaker Centre, Mt Gravatt Plaza and Greenslopes Mall.
- Gibson Place Park is nearby, as is the Greenslopes Private Hospital and PA Hospital.
- You're also minutes from the city bikeway which follows the freeway and other interconnecting bikeways to Griffith University and surrounds.

EDUCATION

- Marshall Road State School & Holland Park State High School Catchment Areas
- A short walk to Marshall Road State School, Holland Park State High School and Nursery Road State Special School
- A short drive to St. Agnes Primary School and Griffith University

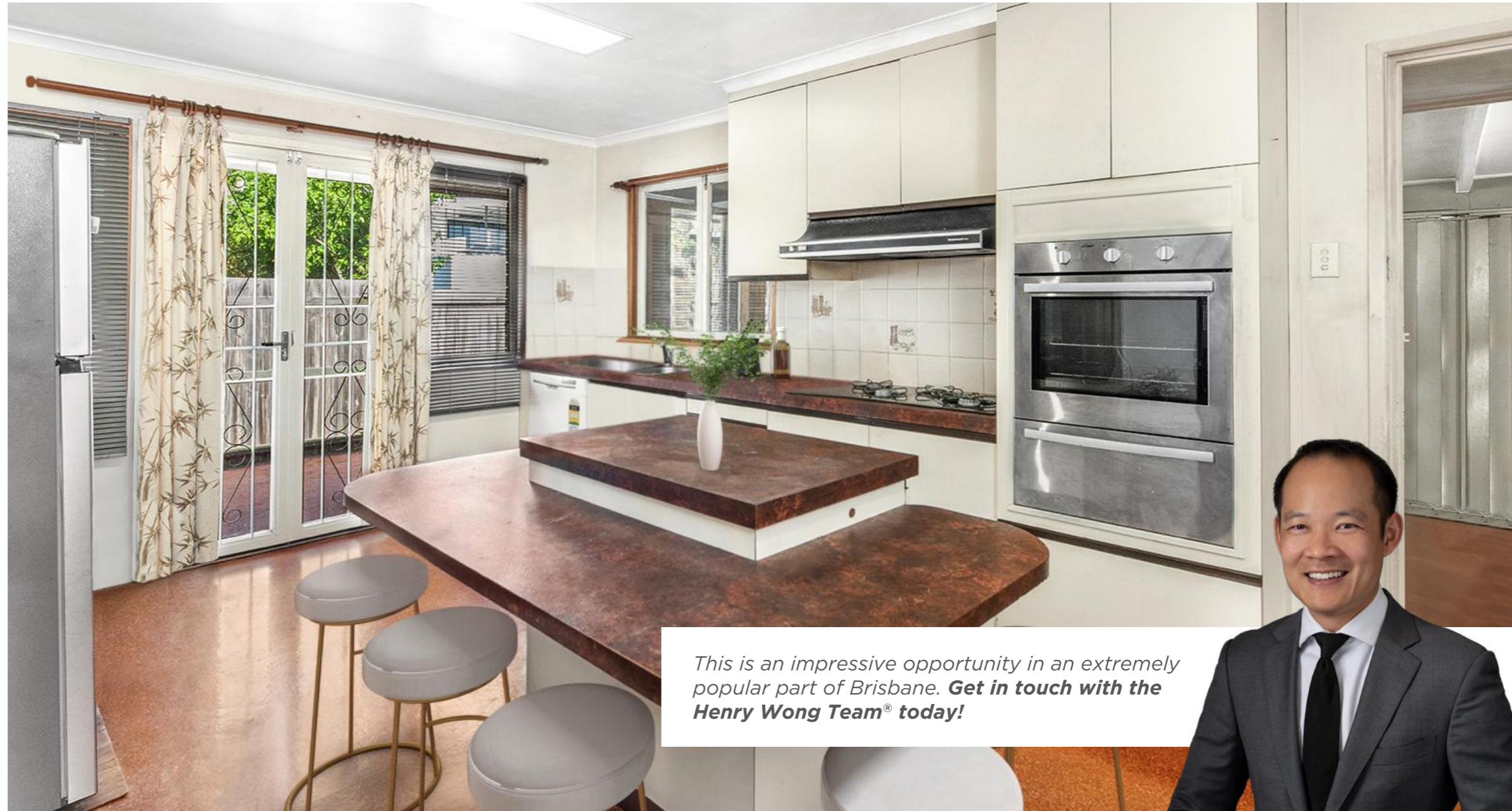
FACILITIES

- A short walk to Gibson Place Park
- Close to Greenslopes Private Hospital and PA Hospital
- You're also minutes from the city bikeway which follows the freeway and other interconnecting bikeways to Griffith University and surrounds

TRANSPORT & SHOPPING CENTRES

- A short walk to Holland Park West Busway Station and a bus stop on Bapaume Rd taking you to Brisbane City
- A short drive to Westfield Garden City, Mt Gravatt Homemaker Centre, Mt Gravatt Plaza and Greenslopes Mall
- Only 10-minutes' drive to Brisbane City
- Easy access to Pacific Motorway

Note: Selected rooms throughout the property have been virtually furnished to provide a guide to the market for presentation and/or potential.



*This is an impressive opportunity in an extremely popular part of Brisbane. **Get in touch with the Henry Wong Team® today!***



NEIGHBORHOOD FACILITIES



當眾多機會同時來敲門

您是一個有遠見的人嗎？您是一個有夢想和目標，並且正在尋找合適的房產來實現這一切的買家嗎？那麼您需要停下腳步，把您的注意力放在這個優質的房地產機會。這是一個擁有無限潛力並可以掌控您未來的機會.....一個每天清晨都會欣賞到城市美景的未來！

在 Holland Park West 的搶手街區，這棟房屋坐落在一個鬱鬱蔥蔥的轉角地塊，面積約為600平方米。厚實的棕櫚樹和高高的柵欄提供了一種隱蔽私密的感覺，將大部分的磚房擋在了視線之外。一條長長的車道通向房屋的後面，那裡有一個車棚，還有充足的停車位，可停放汽車，船隻和拖車。側面也有入口。

這個房產的美妙之處在於它提供的機會。現有房屋功能完善，因此新屋主可以將其出租或搬入並享受絕佳地理位置。或者，您可以將其翻新到您想要的標準，基於房屋的結構堅固良好。第三種選擇，須經議會批准，您可以建造您夢想中的家園，將城市美景盡收眼底。

屋內溫暖的木地板讓您有賓至如歸的感覺。客廳和餐廳寬敞明亮。

與它們相鄰的是廚房，寬敞的中島台確保了充足的空間和櫥櫃空間。這裡還擁有可靠的電器，包括烤箱，燃氣灶，抽油煙機和洗碗機。玻璃門通向鋪砌完好的戶外露台區域，非常適合休閒娛樂。房屋前面還有一個陽台，您可以在那裡欣賞城市景色。

兩間臥室均帶有入牆衣櫃。另有一間多功能房間和一間帶淋浴浴缸和洗手台的主浴室。樓下有一個內部洗衣房和一個車庫，還有很多存儲空間。

這裡的地理位置無疑是一個巨大的吸引力。通過Pacific高速公路，開車僅10分鐘即可到達布里斯班市中心。這讓城市上班族的通勤變得異常輕鬆。另外，還有以下地理位置優勢：

備註：為了給市場提供展示和/或潛在性的參考，此住宅的部分房間均經過虛擬家具裝飾。



61 MULSANNE ST, HOLLAND PARK WEST

土地面積
599 M²


2


1


3





- 自豪地坐落於 Marshall 路州立小學和 Holland Park 州立中學學區，距兩者僅幾步之遙
- 步行即可到達 Nursery路州立特殊學校
- 距離St. Agnes私立小學和格里菲斯大學僅一小段車程
- Holland Park West 公交車站和 Bapaume 路上的 公交車站都在步行距離之內
- 驅車片刻即可到達 Westfield Garden City, Mt Gravatt Homemaker Centre, Mt Gravatt Plaza 和 Greenslopes Mall購物中心
- Gibson街心公園就在附近，距離Greenslopes私立醫院和 PA 醫院也很近
- 距離城市自行車道也只有幾分鐘的路程，可沿著高速公路和其他相互連接的自行車道前往格里菲斯大學和周邊地區

教育

- Marshall 路州立小學和 Holland Park 州立中學學區
- 短途步行至Marshall 路州立小學，Holland Park 州立中學和Nursery路州立特殊學校
- 短途驅車至St. Agnes私立小學和格里菲斯大學

設施

- 短途步行至Gibson街心公園
- 靠近Greenslopes私立醫院和 PA 醫院
- 距離城市自行車道也只有幾分鐘的路程，可沿著高速公路和其他相互連接的自行車道前往格里菲斯大學和周邊地區

交通及購物中心

- 短途步行至Holland Park West 公交車站和 Bapaume 路上的 公交車站，前往布里斯班市中心
- 短途驅車至 Westfield Garden City, Mt Gravatt Homemaker Centre, Mt Gravatt Plaza 和 Greenslopes Mall購物中心
- 距離布里斯班市中心僅10分鐘車程
- 輕鬆前往Pacific高速公路

備註：為了給市場提供展示和/或潛在性的參考，此住宅的部分房間均經過虛擬家具裝飾。



這是布里斯班極受歡迎的地區的一個絕佳機會。立即聯繫Henry Wong團隊吧！





61 MULSANNE STREET, HOLLAND PARK WEST

This floor plan is illustrational and the measurements given are approximate. It is recommended that further investigations are carried out for building purposes. Created by tisephotography.com.au



61 MULSANNE ST, HOLLAND PARK WEST

TOTAL APPROX. AREA: 279m²

2	1	3



61 MULSANNE STREET RENTAL APPRAISAL

RE/MAX Revolution

Rental Appraisal

13 July 2022

We would like to thank you for the opportunity to provide a professional rental appraisal for the below mentioned property.

Property Address 61 Mulsanne Street, Holland Park West, QLD 4121



Recommended Rent \$440 - \$500 per week

PLEASE TAKE NOTE

Although RE/MAX Revolution takes every care when arriving at this figure, it is only our opinion and not a guaranteed rental value.

This figure could vary in accordance with the market and in a strong rental market it is possible that we could achieve an even higher rental price.

If you have any questions, please don't hesitate to contact me.

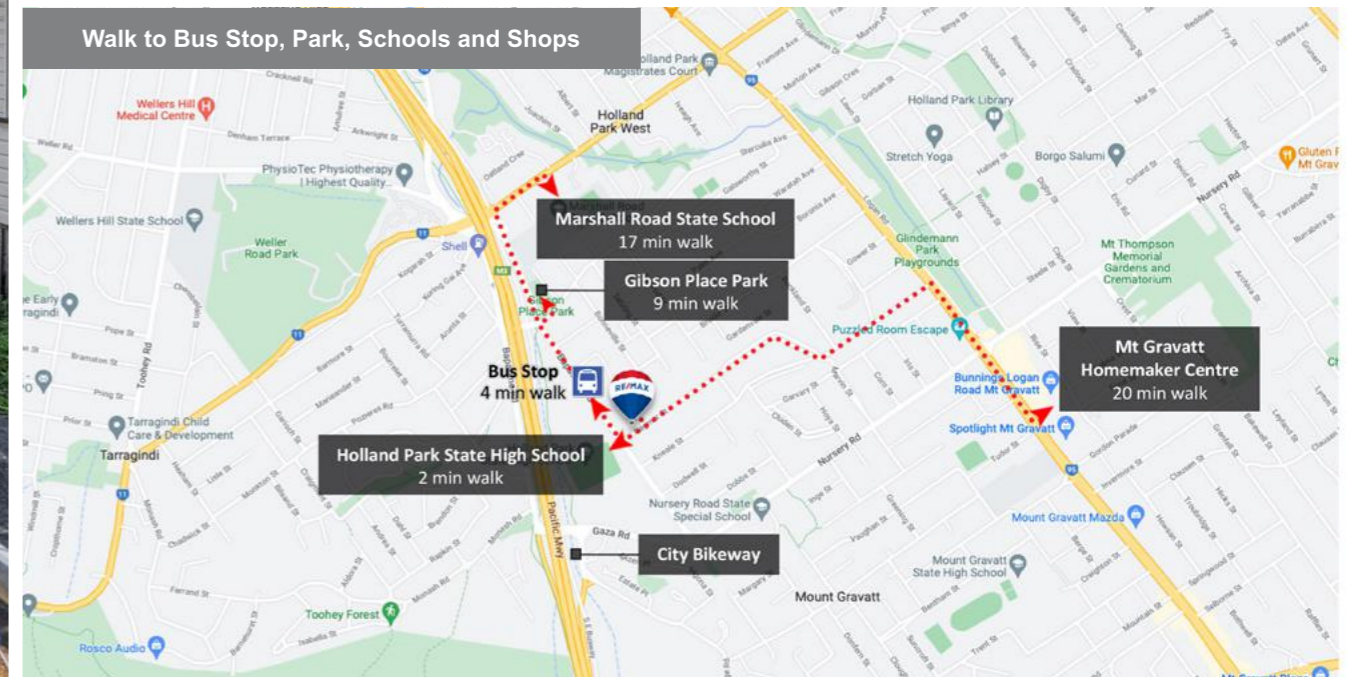
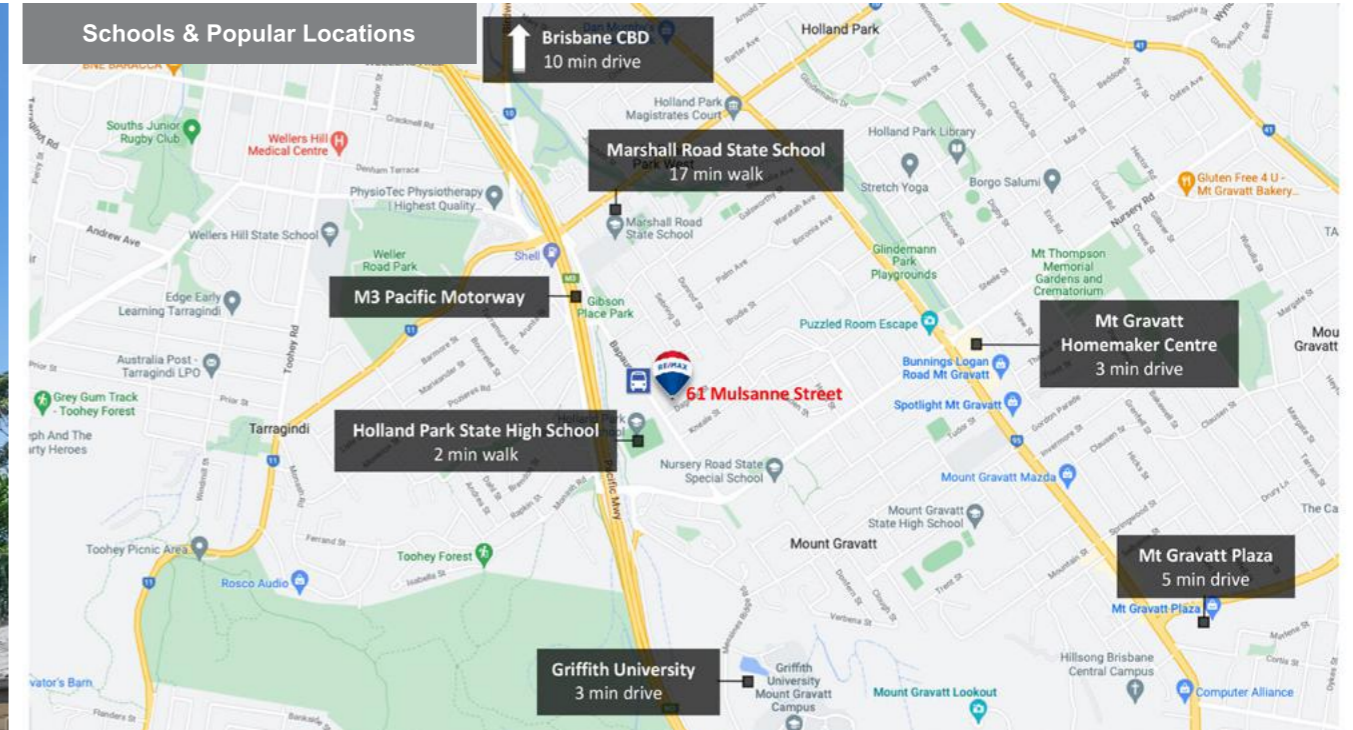
Kind Regards

Stephanie Lelliott



Stephanie Lelliott
Head of Client Services & Engagement
0434 554 822
revolutionpm@remax.com.au


2/36 Bryants Rd, Shailer Park QLD 4128








MULSANNE ST

WHAT'S IT LIKE LIVING IN THIS NEIGHBOURHOOD?


 *'It's very convenient over here. We moved here because our family lives close by.'*
- Neighbour


 *'We're very close to the schools and it's just very convenient living here.'*
- Neighbour


 *'We bought here because of the city views. It's a quiet, pet friendly area.'*
- Neighbour


 *'This is a very nice family area. It's really close to schools and shops.'*
- Neighbour

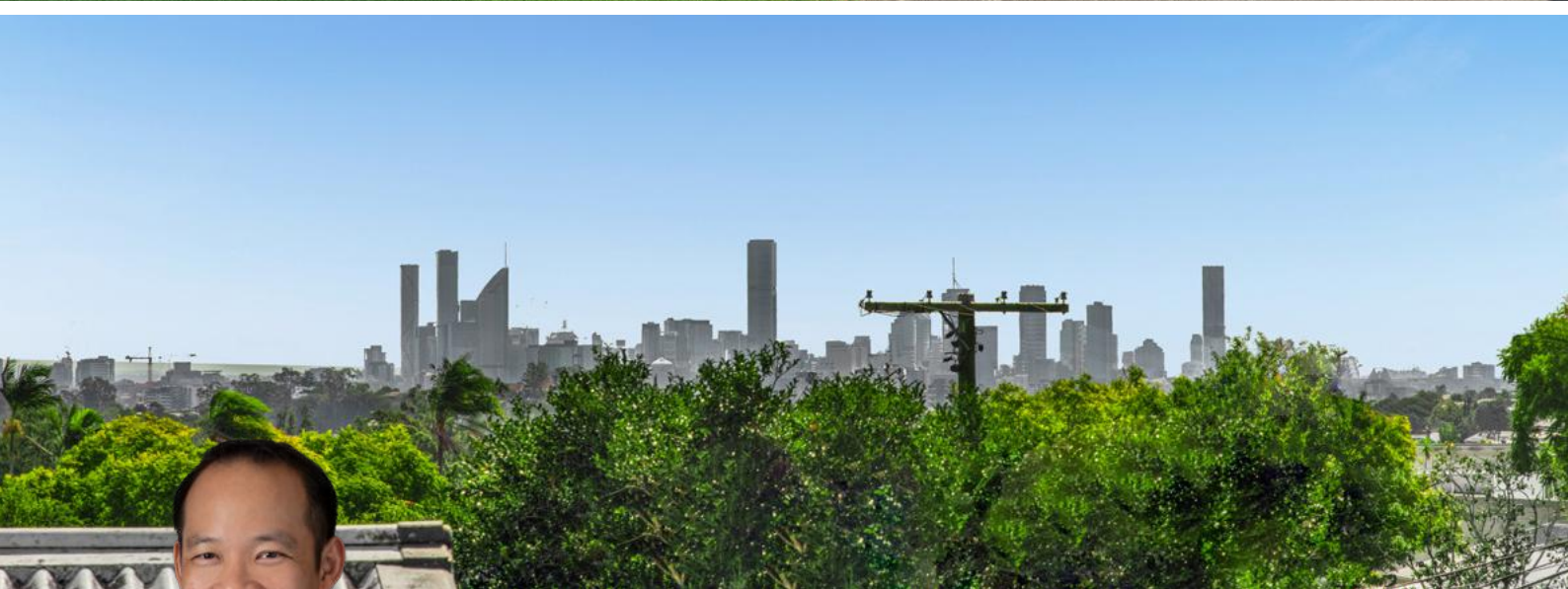
在這個街區內生活是什麼感受？

 *'這裡十分便利。我們搬到這裡是因為我們的家人就住在附近。'*
- 鄰居

 *'這裡非常靠近學校，住在這裡簡直太方便了。'*
- 鄰居

 *'我們是因為從這裡能看到城市的景色才在這裡買房的。這是一個安靜而且對寵物友好的街區。'*
- 鄰居




 *'這裡是個很棒的家庭社區。非常靠近學校和商店。'*
- 鄰居



王德霖
Henry Wong (B. IT Distinction)
Licensed Real Estate Agent

☎ 0412 471 588
✉ hwong@remax.com.au
🌐 www.henrywong.com.au
📍 2/36 Bryants Road,
Shailer Park QLD 4128

Follow us:

 [thehenrywongteam](https://www.facebook.com/thehenrywongteam)
 [thehenrywongteam](https://www.instagram.com/thehenrywongteam)
 [thehenrywongteam](https://www.linkedin.com/company/thehenrywongteam)

RE/MAX Revolution