



8



3



2

## 607sqm, Post-War, Development Potential, Returning \$1000pw.

Whether it's this property's potential for development or the rental income prospect of \$1000+ per week in student accommodation; this eight bedroom house is certain to have you reaping the rewards as an investor or owner occupier.

Elevated on the hill on a 607sqm block in Herston, this two levelled house is packed full of character and boasts post-war home features with the modern day updates including polished floor boards, three spacious living areas, patio and balconies, quality double brick exterior, and a tiled roof with new gutters.

After 22 years of ownership, the hard decision to sell has arisen and now is your perfect opportunity to buy! This wonderful home is nestled on a quiet street and only a stone's throw away from QUT, Royal Brisbane Hospital, Victoria Park Golf Course, Ballymore, and Brisbane Show Grounds.

Make no mistake; 55 Fleming Road is a property opportunity for any savvy investor.



**Robert Lamprecht**

0419 999 989

**Price:** \$860,000



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 265m<sup>2</sup>  
EXT : 22m<sup>2</sup>



55 Fleming Road, Herston