



**25/91 Herston Road Kelvin Grove QLD**

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Kelvin Grove has become a highly sought after suburb for people wishing to live in close proximity to the Brisbane CBD, Kelvin Grove State College catchment, Brisbane Grammar School, Queensland University of Technology (QUT) and the Royal Brisbane Women's Hospital.

Additionally, this property is within walking distance to Victoria Park, the largest inner-city greenspace, with 64 hectares of open space, perfect to have a picnic, kick the footy, climb trees, have a game of golf or putt putt or walk your four-legged friends. La Boite Theatre is 1.6 km close and only 2.7 km to Suncorp Stadium.

Located less than 3km northwest of Brisbane's CBD, it is a popular and pretty suburb. It has experienced good growth in median house prices over the past five years as buyers have taken advantage of the suburb's proximity to the city.

**Building Size** : 80 sqm  
**Land Size** : 80 sqm  
**View** : <https://www.positionone.com.au/sale/qld/city-north/kelvin-grove/residential/unit/7814688>



**Angie Elliott**  
**0738434511**

