

Good Class Bungalow at Jervois Road for sale at \$55 mil or \$3,649 psf



The Good Class Bungalow on Jervois Road has a car porch big enough for seven cars (Photo: Samuel Isaac Chua/EdgeProp Singapore)



The spacious living room (All pictures by Samuel Isaac Chua/EdgeProp Singapore)



The dining room can accommodate two round tables of 10 persons each

A Good Class Bungalow (GCB) on Jervois Road, located off Tanglin Road in prime District 10, has been put on the market for \$55 million. This translates to approximately \$3,649 psf, based on its land area of 15,072 sq ft.

The freehold property sits on an elevated plot with a frontage of 28.2m and a depth of 47.5m. The car porch is spacious enough to accommodate seven vehicles. From the car porch, a staircase leads up to the first level of the house, which features a lawn fronting the main entrance.

The house has a split-level layout and a spacious living room with a high ceiling. A staircase leads to the upper level beneath a soaring double-volume void, adding to the sense of openness. The dining area is generously sized, large enough to accommodate two round tables seating 10 guests each — ideal for family gatherings and entertaining, says Julian Yip, managing director of Realstar Premier Group, which holds the exclusive listing for the property.



Yip: The GCB is priced to sell and is ideal for multi-generational families

A concealed entrance behind a panelled door in the dining room leads directly to a granny's ensuite bedroom.

The kitchen is generously sized, featuring a long island and ample counter space. A separate yard area includes a helper's quarters and a bathroom.

According to URA, the two-storey GCB, with a built-up area of 7,500 sq ft, was completed in 2006. The house comprises six spacious ensuite bedrooms, including the granny's room on the first level. The remaining bedrooms are located on the second floor. There is a family room on the second level that opens out to a balcony.

The house has been well-maintained over the years, retaining its original marble flooring on the first level and timber flooring on the second. Even the bathrooms have been kept in excellent condition.

"All the bedrooms come with an ensuite bathroom that includes a bathtub," notes Yip. "It's rare to see bedrooms of this size today."

He adds that as the house is in good condition, a new owner would only need to carry out additions and alterations before moving in. "The GCB is priced to sell."

Yip observes that the property is likely to appeal to multi-generational families, particularly those with school-going children. Schools within a 1km radius include Alexandra Primary School, Crescent Girls' School and Queenstown Secondary School.

According to caveats lodged, the current owner purchased the property in May 2008 for \$15.5 million, or \$1,028 psf, 17 years ago. Before that, the property changed hands three times between 2003 and 2007: In October 2003, it was sold for \$5.47 million (\$363 psf); in December 2005, for \$8.5 million (\$564 psf); and in July 2007, for \$12.68 million (\$841 psf).

The current owner and his family have occupied the GCB since May 2008. It is now being offered with vacant possession.

The most recent GCB transaction along Jervois Road involved a neighbouring property on a 15,071 sqft freehold plot, which was sold for \$30 million (\$1,991 psf) in May 2021, during the Covid-19 pandemic, based on caveats lodged.



*(First picture on the left.) Full marble master bathroom
(Second picture on the left.) The swimming pool at the side of the house*



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