

62 Sunnydale St, Upper Mount Gravatt, QLD 4122

Sold - 15/04/2020

House 3  1 



SOLD BY KOS COMINO

This incredible opportunity won't last long! A large, elevated block comprising 646sqm in this tranquil residential neighbourhood is primed for an overhaul by a savvy buyer. Ripe to renovate, or ready to rebuild your dream property, it gives you the best of both worlds.

Open for Inspection

By Appointment.

Situated inside Mansfield state high school catchment, it also is within a few minutes' walk to St Catherine's and Wishart state primary school. This location is super convenient with a selection of nearby shops in walking distance, including cafes, grocery, gym, chemist and take-aways. Major shops are accessible at nearby Westfield Garden City and Coles Village. It also has access to city bus stops and main roads, parks & playgrounds.

The original condition home requires a renovation and would be a great start for a first home buyer. The home also has 3 phase power for any upgrades in the future. So many options present itself and to purchase a property and add value is the true key to smart buying in real estate.

Key attributes include:

- 16m frontage with excess of 40m depth
- Easy rectangular shaped block with perimeter fencing
- Slight elevation to maximise aspect
- Quiet residential neighbourhood experiencing gentrification
- Highly convenient location for transport, shops & schools
- Very rentable position attractive to families & professionals
- In demand area with strong community vibe

The potential returns from undertaking a new build, both from a long-term capital gain or percentage rental return perspective, is very high. As this region continues to gain popularity, and the demand for quality rentals remains strong, this property will show solid growth in a short time.

Contact me today for your chance to view and discuss your options.

THIS AUCTION WILL BE HELD ON SITE

Listed By

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Floorplan

