

77 Perkins St, Upper Mount Gravatt, QLD 4122

Sold - 26/08/2021

House 3 1 1



## Sold by the Shirley Chow team

Smart home buyers, Astute Developers and Clever investors  $\frac{1}{2}$  take note of this potential plus neat and tidy home on 486M2 level block located in a corner position with approx. 12.1 metre frontage and 40.16 metre length, is zoned medium density and has fantastic future development potential.

### Open for Inspection

By Appointment.

This is a remarkable investment opportunity, whether you plan to land bank for future development in the expanding Upper Mt Gravatt area, or plan to live as it is or add this property into your investment portfolio and watch the value of the property grows \$\$\$\$\$\$..... the option is purely yours. Currently rented out to an excellent tenant at \$390 per week and who has looked after the property as if it were their own.

This cute and cosy character packed lowset with well-maintained, easy-care gardens and lawns, this property is fully fenced with a shed out back providing additional storage, a double carport offering space to store vehicles or entertain and a MASSIVE rear yard for further extension to build your dream working shed or granny flat, subject to council approval. The floorplan within is well conceived and practical, with extra high ceiling, plush carpets and quaint wall panelling throughout.

- Pristine open-plan lounge and dining with pendant light
- Stylish and contemporary tiled kitchen with ample cabinetry and laminate benchtops
- Three sunny bedrooms suitable for young families
- Immaculate shared bathroom in good condition with plenty of cabinet space

Situated in the Garden City Upper Mount Gravatt Precinct that's just a stroll from local cafes, eateries, takeaways and shops, this adorable abode is exceptionally placed. Within the popular Macgregor State High catchment for access to the finest public education, it's also minutes from Clairvaux MacKillop College and St Bernard's Catholic School. Well serviced by regular city express buses 120, it is also near to an extensive list of coveted amenities, including Westfield Garden City, Griffith University and reputed Market Square.

GOLDEN LOCATION, MEDIUM DENSITY DEVELOPMENT OPPORTUNITY  $\frac{1}{2}$  this well-kept home presenting a phenomenal amount of potential for hefty capital gains, this abode will sell quickly. Contact Shirley Chow today before it's too late.

We are committed to the health and safety of our customers and staff, and their families. There can be a maximum of 30 people in the premises at any time whilst

### Listed By

Shirley Chow  
Phone: (07) 3344 0288  
Mobile: 0419 747 988

Robert Senic  
Phone: (07) 3344 0288





A diagram of a square with a side length of 1. The area is labeled as 486m².

 3 Bed

 1 Bath

 2 Car

Internal 96m<sup>2</sup>

Carport 26m<sup>2</sup>

**Total 122m<sup>2</sup> or 13 Squares**

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