

569 Newnham Rd, Upper Mount Gravatt, QLD 4122

Sold - 3/02/2022

House 4 3 1



SOLD BY THE KARL GILLESPIE TEAM

Auction Location: Onsite and Online via Auction Now.

Here is your golden ticket to secure such a convenient block of land with Westfield Garden City around the corner, a bus stop at your front door, and a bottle shop and service station across the road.

Open for Inspection

By Appointment.

A generous 698m2 block with an impressive 16.2m frontage gives you exceptional flexibility, options and space to create a new home or homes, block of units (8 storeys STCA), or townhouses.

Land bank, invest, hold or develop to unlock the true potential and reap the rewards. The current owners and their family have enjoyed and prospered for the last 26 years with this location and have made the tough decision to vacate and have since moved closer to their kids. Whether you are looking to develop or live at 569 Newnham the location will prove addictive for those that don't like being stuck in the car for long periods of time. From this location there are only 3 sets of traffic lights to get onto the M1 and get you into the city within 15mins.

You are also spoilt for lifestyle choices including gyms, schools, shops, restaurants, parks and entertainment. Upper Mt Gravatt is a very sought after suburb and has been taken for granted for many years. The real value of the suburb is becoming apparent with the amount of local and interstate buyers looking to call UMG in the 4122 their home.

The most popular use of this site is for developing a block of units. The unit market in this location is becoming super popular with many local downsizers in the area looking for a smaller more maintenance free place to call home.

Other hidden benefits include:

- High side of the street, level block, spread across 698m2 (16.2m frontage)
- HDR1 high density residential zoning, all development subject to Council approval
- Passive holding rental income (giving you plenty of time to design, and submit plans for Council Approval)
- Vacant
- Right in the heart of Upper Mount Gravatt area, walk to schools, social clubs & commercial businesses plus a short walk to Garden City. - Thriving precinct with a record growth rate and a high rental demand and yield

Listed By

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Floorplan



569 Newnham Road UPPER MOUNT GRAVATT

LJ Hooker
Sunnybank Hills

Upper Internal 116m² | Lower Internal 76m² | Covered External 63m² | Total 255m² or 27 Squares
Workshed 36m²

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