

Sold



45 Broadwater Road
Mount Gravatt East



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PRIME LOCATION WITH A GRANNY FLAT ON 607M2 UP FOR AUCTION!!

RENOVATE OR DEMOLISH AND REBUILD! DON'T MISS THE PROPERTY THAT IS SURELY TO CAUSE A STIR WITH ITS IDEAL LOCATION AND SIZE! THIS PROPERTY IS GOING ON AUCTION ON THE 6th OF NOVEMBER!

Don't miss out on this once of a lifetime opportunity! Purchase a piece of history at Mt Gravatt East. With the current owners having owned the property for 53 years, this property has seen the changes around Brisbane such as when Broadwater Road was only a single bitumen strip that has now prospered into one of the main off roads.

Feel confident with the location as you are in one of the central hubs in the southern suburbs of Brisbane, with quick access to your local grocery store being a 5-minute walk away and having a Westfield shopping centre 10-minutes away where you can spend endless time with its shops, restaurants and entertainment. This is also one of the few properties that has a back gate access to the showgrounds, which has been around since 1918 for the

6 3 1 607 m2

Price SOLD for \$902,000

Property Type Residential

Property ID 1212

Land Area 607 m2

AGENT DETAILS

Lucky Tennekoon - 0418271827

OFFICE DETAILS

iSale Property - Eight Mile Plains
2497 Logan Rd Eight Mile Plains,
QLD, 4113 Australia
(07) 3219 8500



people of Mount Gravatt and is protected by the Mt Gravatt showgrounds act 1988. This property is sure to go quickly as Broadwater Road has seen constant growth and new developments being made. Whether you decide to renovate or demolish and rebuild this property, you're guaranteed to feel at home in this family friendly suburb.

THE MAIN HOUSE:

This 4 bedroom 2-bathroom property has a unique layout with the family room in the middle with bedrooms on both sides and 2 more to the entry. With the Master bedroom you have mirrored built-in wardrobes. Wooden floors throughout the main sections of the house and carpeted bedrooms. This property has Skylights located in the living room and in the main bathroom. With the main house it will need some repairs/ renovations. Feel at home with a massive kitchen, fitted with a dishwasher, oven and a surplice amount of cupboards, with ample desk space for the inner master chef. Connected to the kitchen you have the laundry backing off to the meal room. Attached to the back of the house you have your own alfresco.

THE GRANNY FLAT:

The Granny flat which was built 6 years ago, currently tenanted and has all living necessities needed such as 2 bedrooms, kitchen, laundry, bathroom and air-conditioning. This well maintained granny flat has once been used as a daycare with child safe doors and gates equipped. The granny flat is also connected to the main power and water from the house and also has its own water tank attached.

BCC Rates: \$310 per quarter approx.

Urban Utilities: \$295 per quarter approx.

Summary of Features:

- * North facing property 607m2
- * 4-Bedrooms, 1 ensuite with built in mirrored wardrobes
- * Air-conditioning in 2 bedrooms and living area
- * Wooden floors throughout living areas
- * Updated kitchen with dishwasher and ample bench space
- * Main bathroom with shower over bath - ideal for families
- * Solar power
- * Water tanks
- * Skylights in living area and main bathroom
- * Granny flat with 2-bedrooms, kitchen and bathroom

- * Lock up front and back gates plus child safe gates

Location:

- * Access to M3 Approx. 6 minute drive
- * Access to M1 Approx. 5 minute drive
- * Bus Stop Approx. 1 minute walk
- * Mt Gravatt Plaza Shopping Centre Approx. 5 min walk
- * Westfield Garden City Approx. 5 minute drive
- * Brisbane CBD, Approx. 15 minute drive
- * Upper Mt Gravatt State School (Catchment) Approx. 5 minute drive
- * Mansfield State High School Approx. 3 minute drive
- * Clairvaux MacKillop College Approx. 3 minute drive
- * Mt. Gravatt Mini-Golf Approx. 3 minute walk

Whether you renovate or decide to build new on this land you are going to love living in the Mount Gravatt East area. Please contact Lucky Tennekoon on 04 1827 1827 if you have further inquiries.

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