

10 Groom Street, Gordon Park, Qld 4031

McGrath

Sold House

Friday, 1 March 2024

10 Groom Street, Gordon Park, Qld 4031

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



Alexandra Porter



Samantha Baines
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\$1,471,000

Situated in a prime location, this charming elevated home is truly captivating. Spanning a single level, it boasts a centrally positioned lounge, three bedrooms, study and one bathroom with separate toilet. This layout is perfect for both professional couples and young families, offering ample space for both relaxation and entertainment. • Spacious open plan dining and living areas • Gallery style kitchen with gas cooking and plenty of storage • Three bedrooms plus wraparound sunroom and office • Windows oriented to capture cool breezes • Internal stairs connecting upper and lower levels • Covered outdoor area overlooking backyard with established gardens • Two car garage with ample storage space • Rates: \$677 per quarter, block size: 607 sqm • Rental Appraisal: \$600 to \$650 per week (approx) • Nbn: Hybrid Fibre Coaxial (HFC) School Catchments Prep to Year 6: Woolloowin State School Year 7 to Year 12: Kedron State High School Explore nearby parks and walking tracks such as Kedron Brook Bikeway, perfect for outdoor enthusiasts seeking tranquillity and exercise. Brisbane City is located 6km (approx) away and the airport is situated 10km (approx) away. For train commuters, Woolloowin Train Station is close by, offering additional travel options. This home falls within the highly regarded Kedron High School and Woolloowin Primary School catchments which is a short walk or ride away, it's also close to many other excellent schools such as St Columba's, St Anthony's, Mt Alvernia and Padua College. Nearby supermarkets include Woolworths and Coles plus nearby shopping centres such as Lutwyche City Shopping Centre and Westfield Chermside offer a diverse range of stores and dining options. Call today to book an appointment to view. This property is being sold by auction and without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Any rental appraisal advertised or provided was current at the time of the appraisal and may fluctuate depending on market movement. McGrath Estate Agents shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.