

**1045 New Cleveland Road, Gumdale, Qld 4154**

**McGrath**

**House For Sale**

Friday, 19 January 2024

1045 New Cleveland Road, Gumdale, Qld 4154

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 7292 m2**

**Type: House**



Gaby McEwan  
0739175000

## Auction

Consider this your golden ticket to enjoying your best life, situated amongst the glorious Gum trees and enjoying the serenade of birdsong, with a whopping 1.8 acres of land to call your own. Amongst the elite acreage precinct of Gumdale, this address offers an immense feeling of space, and there's plenty of it to house your dream estate, or to get creative with money-making ventures. This entry level acreage will be a dream-come-true for many! Add a second residence, build a shed to store tools, toys, and tinnies to your heart's content – and still have enough room to let your wildest ideas come to life (tennis anyone?) (STCA). The existing residence here is charming and she's neat, tidy, and comes with a modernized kitchen, along with long-term tenants providing an immediate cash flow opportunity. Situated between the blissful bayside and the CBD, this scenic slice of Gumdale offers the feeling of being worlds away, yet it's moments from every last modern convenience, only adding to its remarkable value. -☑Minutes from Westfield Carindale & Eastside Village-☑Effortless access to Gateway motorway linking Airport & Coasts-☑Easy access to great schools including Moreton Bay College-☑Close to Sleeman Sport & Aquatic complex -☑Plenty of space to explore income-producing activities -☑Immediate cash flow opportunity with tenants in place-☑Residence features four bedrooms, modernized kitchen-☑Kept cool with ceiling fans and polished timber floors-☑Septic tank for sewerage -☑7292m<sup>2</sup>/ 1.8 acre parcel with wide street frontagePlease note this property is tenanted until May 2025 at \$500 per week but tenants who are very happy to remain on. Please stick to open home times or see the virtual tour to inspect the home. Please note that according to QLD legislation, no price guide can be given but we can provide a series of recent sales and an auction info pack. The sellers reserve the right to sell any time up until auction at their own discretion and will consider all offers prior. This is a DECEASED ESTATE auction and will be sold.