

# 110 Creek Road, Mount Gravatt East, Qld 4122

## House For Sale

Wednesday, 3 April 2024



110 Creek Road, Mount Gravatt East, Qld 4122

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 987 m2

Type: House



Andrew Scott



Jodi Scott

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## FOR SALE

This 987m<sup>2</sup> elevated block with 20.8m frontage contains 2 titles both offering 10.4m frontage and is ready for you. Capture once in a lifetime opportunity and the choice is yours:- Develop now to utilise the 2 titles full potential.- Move into this beautiful family home whilst making your future plans.- Invest and lease the property out giving you time to make your applications through council to capitalise on the properties full potential. This outstanding property sits high in an elevated position in the heart of Mount Gravatt East. This sought after suburb is full of vibrant shopping and dining districts, and just 11km to Brisbane CBD. Beautifully renovated, and maintaining all of the character from the post war era this property certainly presents a rare opportunity with such huge scope. Floorboards throughout, the huge lounge runs off an enclosed sunroom that overlooks the front of the property. The three large bedrooms all air-conditioned with the Master separated from the other two yet close by. Both the laundry and bathroom are tastefully renovated with a modern feel and the toilet is separate. The home features fresh neutral tones with natural light and the modern kitchen is no exception. Large stone bench tops, ample cabinetry and modern appliances including a huge gas cooktop and stainless steel rangehood. The kitchen overlooks the alfresco area, your private sanctuary with shade sail and lighting providing great ambience particularly in the evening. Plenty of options await the savvy buyer with expansive outdoor living. A fire pit zone also available and extra parking for guests. No more reversing out of your driveway as the extra parking space makes turning your car around a breeze. In addition to the open spaces there is a single lock up garage also available. A ready-made subdivision opportunity with dual titles of 490m<sup>2</sup> and 518m<sup>2</sup> respectively! FEATURING:- Huge 987m<sup>2</sup> block on two titles (490m<sup>2</sup> & 518m<sup>2</sup>)- Recently Renovated.- Modern Comforts and Appliances - Post War Character features.- Enclosed sunroom.- Large Lounge.- Modern Kitchen/Dining including stainless appliances and stone benchtops.- Upgraded bathroom highlighted by floor to ceiling tiling and a huge double glass shower.- Three bedrooms all with A/C.- Large outdoor entertaining.- Single garage plus open-air parking for up to four vehicles. SHOPPING:- 3.2km to Westfield Mt Gravatt (Garden City)- 5.2km to Westfield Carindale.- Just 11 km's to Brisbane CBD. SCHOOLS CLOSE BY:- 1km to Mount Gravatt East State School.- 1.1km to Seton College.- 1.2km to Mount Gravatt State High School.