

**115 Dunbar Street, Mount Gravatt East, Qld 4122**



**House For Sale**

Thursday, 4 April 2024

115 Dunbar Street, Mount Gravatt East, Qld 4122

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 599 m2**

**Type: House**



Andrew Boman

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Michael Liu

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## UNFINISHED PORTER DAVIS HOME - MUST BE SOLD!

THE VENDORS ARE NO LONGER IN A POSITION TO COMPLETE THE BUILD, MAKE NO MISTAKE, THIS PROPERTY WILL BE SOLD AS IS, WHERE IS, AT AUCTION, THE 23RD OF APRIL!\*Auction via In-Room and Online - 23/04/2024 from 6:00pm Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 5:30pm. (Phone & Online Registrations must be completed by 12:00pm on Auction Day)!! INSPECTION REQUIREMENTS !! As this is considered a building site, specific precautions must be adhered to ensure safety of all attendees. • NO CHILDREN are permitted on the property • COVERED FOOTWEAR must be worn at all times whilst on the property Located in a highly desired street address of Mt Gravatt East, inside the sought-after Cav Road SHS catchment, this is a very unique opportunity for home owners or capital investors willing to take on the challenge of completing the final construction stages of this well designed two storey, five bedroomed home. An inspection of all works completed to date has been conducted and this comprehensive report is available for any purchasers wanting to familiarise themselves with the build, the quality of finish and to establish the remaining financial commitment involved to facilitate any finalisation of construction with a newly appointed builder and to complete the project ready for occupancy and / or resale possibility. The property design has been neatly conceived for the 599sqm site which boasts an elevated position that enjoys a lovely district leafy view and breezes. It has a decent frontage and is a practical rectangular shape. This area has been under gentrification over the last decade with many of the original homes now being transformed into contemporary designer abodes showing the incredible prospects for future capital gain and growth with this landholding and a fabulous place to call home in the meanwhile. On offer with this floorplan is the potential for the following: • Decent front and rear gardens with side access pathways and porch entry • Double garage capacity with internal entry and level drive. • Generous hallway with high ceiling that opens to a private and quiet home theatre or formal lounge. • Lower-level bathroom and guest bedroom with robe. • Stylish and serene and spacious open-designed living room with adjoining dining area and family space that is bright and comfortable for everyday use. • Contemporary look kitchen with adjoining galley offering additional storage space for kitchenware and cleaning appliances. In addition, there is a huge walk-in pantry and large fridge capacity. • Covered alfresco area spills onto level lawns with a vision for landscaped private garden for outdoor games and enjoyment by all (even room for a pool!). • Family -sized laundry facility with outside access. • Upper level comprising an enormous master suite complete with personal rear terrace, built-in robes for storage along with a walk-in robe and luxe ensuite complete with two sink vanity. • Spacious rumpus / media room for all to enjoy downtime before bed and three good-size bedrooms for kids with robes and a great designed bathroom facility with powder room and stunning bathroom. This location is fantastic being a short walk down hill to the nearby local shops which includes a great café, Italian pizzeria and restaurant, along with takeaways and hairdresser. A small pocket of this suburb which is home to numerous parks, is walking distance to bus stops and main roads, under 5 minutes' drive to Pacific motorway and close to Mt Gravatt TAFE campus. There are plenty of shopping centre options along with Westfield Carindale just a few kilometres down Creek Road. Transport: • 150 meters to local bus stops (bus No.113, 172, P173) Shopping • 1.5Km to Bunnings warehouse^ • 2km to Audi Mt Gravatt and Mt Gravatt plaza (Coles & Woolworths)^ • 4.5km to Carindale Westfield^ • 4.8km to Garden City Westfield^ Education: • 750 meters to TAFE Mt Gravatt • 2.1km to Cavendish Road State Hight School (Catchment). • 3.1km to Citipointe Christian College Leisure • 92 meters to Chester Park Reserve • 1.5Km to Mt Gravatt East Aquatic Center • 3.4km to Pacific Golf Club Location • 10km to Brisbane City^ No time to waste here! Make your enquiry today and absorb all the information on this exceptional property opportunity in one of Brisbane's favourite hotspots.\* subject to reserve price^ approximate distance For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490e: christine.junidar@loanmarket.com.auw: <http://www.loanmarket.com.au/christine-junidar>All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.