16 Troubridge Street, Mount Gravatt East, Qld 4122

Sold House

Tuesday, 23 April 2024

16 Troubridge Street, Mount Gravatt East, Qld 4122

Bedrooms: 3   **Bathrooms: 1**   **Parkings: 1**   **Area: 637 m2**   **Type: House**

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$1,160,000

Introducing to you a fantastic investment or development opportunity. Sitting on a generous 637m2 block with an impressive 15.8m frontage, this property is a canvas of possibilities for development or as a lucrative land bank and investment.With potential subject to council approval (STCA) for a splitter block, townhouse development, or apartments, the options are vast.The property features:- Zoned LMR- 15.8m Frontage- 637m2- 3 Bedrooms / 1 Bath / 1 Car- Terracotta Tiled Roof- Polished Wood Floors- Modern Kitchen & Bathroom- Large Open Plan LivingCurrently tenanted with long term excellent occupants, (Lease Expires April 2024 & Tenant would love to continue living at the property) This property offers a steady income stream while you explore its development potential.A standout feature of this property is its clean site with no encumbrances or easements, ensuring a smooth and hassle-free transaction. The absence of flooding or overland flow issues adds an extra layer of security, making it an ideal investment.Nestled on a quiet tree-lined street, 16 Troubridge Street enjoys a serene environment with a mix of high-end renovations and new builds, enhancing its appeal.Zoned LMR (Low-Medium Density Residential), the property is a goldmine for development, allowing for a boutique apartment complex, townhouse development, or the creation of two lots (STCA).This property meets all the criteria for an exceptional investment opportunity. Whether you're seeking a development site or a long-term investment with future development potential, 16 Troubridge Street has it all.Seize this rare opportunity to secure a property with outstanding potential. Don't miss out on making 16 Troubridge Street your next savvy investment.