

1657 Logan Road, Upper Mount Gravatt, Qld 4122



House For Sale

Wednesday, 24 April 2024

1657 Logan Road, Upper Mount Gravatt, Qld 4122

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 802 m2

Type: House



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CIRCUMSTANCES CHANGE - MUST BE SOLD!

AN ALL TOO RARE 802M2 FLAT LOT IN SORT UPPER MOUNT GRAVATT, JUST MINUTES AWAY FROM LOCAL SHOPS & PUBLIC TRANSPORT, THIS OPPORTUNITY WILL NOT LAST! THE VENDORS INSTRUCTIONS ARE CLEAR, "THE PROPERTY MUST BE SOLD ON OR BEFORE THE 15th of MAY"* Auction via In-Room and Online: 15/05/2024 from 6:00pm, if not sold prior Auction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) With its prime position and frontage on Logan Road, along with proximity to amenities, education, and transport, this big 802sqm block is a ready candidate for splitting into two neat 401sqm allotments. Of course, that's just one option for savvy buyers to consider when reviewing the opportunity on offer here. The cute weatherboard house that sits well-back from the road, has a great structure and could be renovated, raised, or renewed with extensions to create a wonderful family home or a very desirable rental property. And there's always the land investment and renting out the house immediately whilst you sit back and watch the capital value of this block rise over time. Whatever the best outcome is for your situation, to move in and utilize the convenient location as a home based business, to set up your family here and access the great schools in the region or to lease the home and enjoy a steady and solid income return in a very popular and tight rental market; this is a winner and a must to consider for all serious buyers. Where we see the main value and capital return would be undertaking to split the block into two identical sized lots of 801sqm each and building a new home on one block, or both for re-sale or to move into. The house is currently used as an office and has been kept in very neat and modern condition. The post-war style home offers a simple layout that includes:

- Single carport with on-block parking
- Porch entry into large, carpeted lounge area with A/C
- Modern kitchen with built-in cabinetry and timber-plank flooring
- Small dining area and split-level connects to WC
- Four bedrooms with fans and one with A/C
- Updated bathroom with separate toilet
- Massive back yard with water tank and garden shed

Conveniently, it has proximity to primary and high schools, major supermarkets and shops, cafes, and retailers at Westfield Garden City and locally on Logan Road. It has city express bus stops nearby and is a few minutes' drive onto the M1 about 20 minutes into the city. Property highlights include:

- Potential Splitter block of 802sqm (Subject to BCC Approval)
- Opt to live in, rent or on-sell
- Close to major shops, city bus & schools
- Few minutes to motorway & Westfield Garden City

Investors seeking a fantastic opportunity with plenty of options in both the short and long term, this is one you should be quick to secure. * subject to reserve