

**19 Hoff Street, Mount Gravatt East, Qld 4122**



**Sold House**

Saturday, 11 November 2023

19 Hoff Street, Mount Gravatt East, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



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## Contact agent

Welcome Home Welcome to 19 Hoff Street, Mount Gravatt East - a rare residential investment opportunity that ticks all the boxes for an uncompromised lifestyle and real investment potential in coveted Mount Gravatt East. This charming cottage is beautifully maintained and move-in ready, but there's also incredible scope to reinvent this prime piece of real estate, situated on a vast 810 sqm double block. Renovate, rebuild or subdivide to create your ideal property future and elevate this incredible prospect to the next level of contemporary living. A dynamic offer like this will generate peak interest locally and interstate, so let's dive deeper into the possibilities this home presents for buyers drawn to a suburb experiencing an upsurge in neighbourhood prestige.

**Property Spotlight** This meticulously kept, post-war home has come onto the market for the first time in nearly 35 years, offering new owners easy living on a substantial double block. A classic single-story timber abode surrounded by beautifully landscaped gardens, it retains its original character with tasteful upgrades over the years. Stepping beyond the covered courtyard entry, you're greeted by an adjoining lounge and dining with a spacious presence accentuated by the abundance of natural light captured from virtually all angles. Directly to your left is the main hallway connecting the kitchen, bathroom and two of the three bedrooms. The kitchen and bathroom have received complimentary design updates at various stages, making them more appealing in modernised form and function. Spacious bedrooms at the front and back of the property can comfortably accommodate residents of all types, with the master connecting directly to the front courtyard and the second bedroom to the covered back deck. The third bedroom is tucked away at the back of the space, with direct access to the backyard. All the paintwork, carpet, fittings and fixtures are immaculate, making the home completely move-in ready - a cast iron pot belly stove radiating cosy warmth in winter months. The huge back deck overlooking the lush backyard is ideal for alfresco dining and entertaining, whilst downstairs via the external steps, you have a huge storage area with a separate laundry room. A convenient carport back out front provides covered off-street parking for a single vehicle.

**Reinvention Opportunities** The property sits on a massive 810 sqm block that graduates from the street front down to the rear boundary. The land has no easements, providing a clean slate to explore exciting residential development possibilities. And the best part? You can start planning immediately without needing local Development Approval (DA). You could subdivide the lot into two sizeable 405 sqm blocks: build your dream home on one and sell the neighbouring build or vacant block. Alternatively, retain the entire parcel of land for a stylish renovation or brand-new construction with plenty of room for a pool and other lifestyle must-haves. Furthermore, the existing house is not character protected, making for an easy independent sale and removal where it can be repurposed elsewhere - upcycling with a financial return, making for an instant win-win. Any way you see it, this is an incredible opportunity for savvy investors and developers to seize an exceptional slice of real estate and make it their own.

**Location Convenience** This appealing property sits in the heart of Mount Gravatt East, giving you convenient access to a wide range of amenities straight from your front doorstep. Situated in a family-friendly neighbourhood, you're within the school catchment zones of Mount Gravatt East State School and Mount Gravatt State High School, making it ideal for families at all life stages - Griffith University and TAFE are also just a short car trip. For your daily needs, Mount Gravatt Plaza is a mere stone's throw with an array of shops, including a fruiterer, bakery, fishmonger, butcher, Coles and Woolworths. The Westfield mega-centres of Garden City and Carindale are likewise nearby, as is the handy Homemaker Centre, offering specialty stores like Spotlight, Sheridan, Bunnings, JB Hi-Fi and more. A thriving local cafe and restaurant scene is just around the corner for the social foodies, providing a virtual menu of quality bar and dining options. Outdoor enthusiasts will appreciate the proximity to Whites Hill Reserve, Toohey Forest and Mount Gravatt Outlook Reserve, all green havens to disconnect from urban life and reconnect with nature. Daily commuting is a breeze with public transport close at hand and effortless access to the Pacific and Gateway Motorways, Logan Road and Cavendish Road - the Brisbane CBD is a little over 20 minutes drive.

**Fast Facts**

- A fantastic investment and development opportunity in prospering Mount Gravatt East.
- A large 810 sqm block that can be subdivided without needing a DA.
- A well-maintained post-war timber cottage boasting classic period features.
- Three bedrooms, one bathroom, a large back deck and a single carport.
- Manicured gardens and lawns.
- Close to the CBD, convenient motorways, primary and secondary schools, major shopping centres, lifestyle precincts, nature reserves and the Mount Gravatt Showgrounds.

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