

# 2-4 Bolger Street and 33 Pickworth Street, Upper Mount Gravatt, Qld 4122



## House For Sale

Thursday, 13 June 2024

2-4 Bolger Street and 33 Pickworth Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 10

Bathrooms: 4

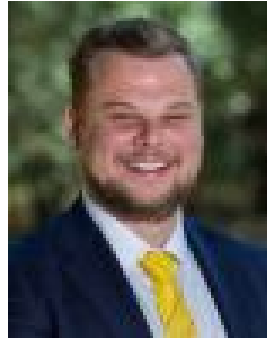
Parkings: 5

Area: 1790 m2

Type: House



James Austin  
0733493370



Sam Palmer  
0733493370

## Triple Street Fronted | Must Be Sold

WITH A TRUE REASON FOR SALE THIS OUTSTANDING OPPORTUNITY TO SECURE A 1790M2 SITE WALKING DISTANCE FROM GARDEN CITY IS ONE NOT TO BE MISSED. THIS GREAT SITE WILL BE SOLD, ON OR BEFORE AUCTION, THE 6TH OF JULY\* Auction via In-Room and Online - 06/07/2024 @ 10:30am, if not sold prior Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 10:00am (Phone & Online Registrations must be complete by 12:00pm 05/07/2024) Set across 3 titles, this prime site situated on 1790m2 boasts a rare triple street frontage opportunity located in a medium density street of Upper Mount Gravatt. This opportunity would suit all buyers including astute investors looking to begin or extend their portfolio. Situated within 400m to Garden City, the location and position of this site is irreplaceable. With 3 tidy rental homes located on the site, the current owner is ready to sell and now it is over to the new owner to reap the rewards that are assured with this highly sought-after position. Current combined rental return of - \$1660/week (all homes rented)

House 1 | 2 Bolger Street, Upper Mount Gravatt Occupying a 587m2 block, this neat and tidy 3 bed 1 bath 2 car home is currently rented at \$480/week. The interior boasts a light filled, open plan living space. The spacious lounge/dining is serviced by a well presented large kitchen. The 3 bedrooms feature built-in robes and are serviced by the centrally located bathroom.

House 2 | 4 Bolger Street, Upper Mount Gravatt Occupying a 599m2 block, this neat and tidy 2 bed 1 bath 1 car home is currently rented at \$480/week. This quaint family home offers large living areas, polished hardwood floors & air conditioning throughout. The kitchen and bathrooms have been well maintained.

House 3 | 33 Pickworth Street, Upper Mount Gravatt Occupying a 604m2 block, this neat and tidy 5 bed 2 bath 2 car home has a rental return of \$700/week. The interior boasts multiple living areas, saturated in natural light. The well-maintained kitchen and adjoining living/dining room sit adjacent. The 5 bedrooms feature built-in robes and are all serviced by the 2 centrally located bathrooms. This is the perfect family home.

Summary of features:

- 1790m2 Block
- 3 Rented homes
- Medium Density Zoning (Up to 5 stories)
- Triple Street Fronted
- 500m to Upper Mount Gravatt State School catchment
- 640m to MacGregor State High School Catchment
- 300m to Westfield Garden City
- 600m to Tryon Plaza
- 1km to The Nissan Arena
- 13 km to Brisbane City
- 100m to public transport

• With so much potential for growth, development, and capital appreciation this is the site you have been waiting for! \*subject to reserve price ^direct line For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: [christine.junidar@loanmarket.com.au](mailto:christine.junidar@loanmarket.com.au) <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.