

# 21 Lay Street, Upper Mount Gravatt, Qld 4122

## House For Sale

Wednesday, 14 February 2024



21 Lay Street, Upper Mount Gravatt, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

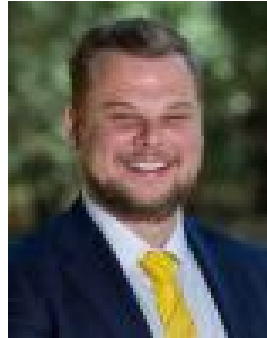
**Parkings: 4**

**Area: 696 m2**

**Type: House**



James Austin  
0733493370



Sam Palmer  
0733493370

## OWNER MOVED TO AGED CARE - MANSFIELD CATCHMENT

LOCATED WITHIN THE MANSFIELD AND WISHART SCHOOL CATCHMENTS THIS IMMACULATELY MAINTAINED POST WAR HOME IS ON THE MARKET TO SELL! MAKE NO MISTAKE, THE HARD DECISION TO SELL HAS BEEN MADE AND THIS GREAT PROPERTY WILL BE SOLD ON OR BEFORE AUCTION, THE 6TH OF MARCH!\* Auction via In-Room and Online - 06/03/2024 @ 6:00pm, if not sold prior Auction Location - Ray White Mt Gravatt | 1450 Logan Road, Mount Gravatt East Registrations start from 5:30pm (Phone & Online Registrations must be completed by 2pm on Auction Day) Positioned in an extremely sought after street in Upper Mount Gravatt, this beautifully maintained post war home is one you can't afford to miss. Boasting a FLAT 696m<sup>2</sup> allotment - this great block is located on the corner of Lay Street and a small, private side street takes no traffic. This gives you an incredibly rare opportunity to own something with side access which also offers no back or side neighbours. Buy this property to live in, renovate, rent out or knock down to build your dream home! (STCA) The house itself is immaculate, presenting extremely well from the street with its manicured garden, recent paint job and upgraded corrugated iron roof. Inside, you will love the timber floorboards that follow you throughout the home. The large air conditioned living area flows effortlessly into the dining and kitchen space, making use of the functional floor plan. The property has a large study or home office, with enough space for 3 desks for kids homework or an excellent area to work from home. Living quarters of the home consist of 3 big bedrooms, all with wardrobes. The main bedroom has a built-in wardrobe and also added comfort of an air conditioner. There is also a 4th room, perfect to use as a nursery or study. Underneath the house offers a huge space for storage, a bar area for entertaining and enough space to fit in 3 cars. The ceiling height is a lot higher than you usually find in Upper Mt Gravatt, making this space more usable now and in the future. The backyard is low maintenance but a good space for kids and pets, while also offering a large 2 car carport, purpose built for a caravan or boat. Located within the Mansfield and Wishart school catchments, you cannot go wrong in securing this rare piece of Real Estate. The many features of this property include:

- Mansfield and Wishart School Catchment
- Flat 696m<sup>2</sup> block
- 3 Bedroom Post War Home
- Study area with space for 3 desks
- Nursery Room/Sewing Room
- Polished Floorboards
- Air conditioning
- Large lounge area
- Combined living and dining space
- Under House storage
- Bar area underneath house
- Space for 3 cars lock up
- 2 Car carport purpose built for caravan for boat
- Corrugated Iron roof
- Water Tanks
- 30m to Story Behind The Coffee<sup>^</sup>
- 190m to Abbeville St Park<sup>^</sup>
- 120m to Nearest bus stop<sup>^</sup>
- 700m to Mt Gravatt Plaza<sup>^</sup>
- 1.5km to Mansfield High School<sup>^</sup>
- 1km to Wishart State School<sup>^</sup>
- 9km to CBD<sup>^</sup>

\*subject to reserve price<sup>^</sup> direct line ALL BOUNDARIES ARE APPROXIMATE IN PHOTOS 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.