

29 Crest Street, Mount Gravatt East, Qld 4122

Duplex/Semi-detached For Sale

Thursday, 7 March 2024



29 Crest Street, Mount Gravatt East, Qld 4122

Bedrooms: 4

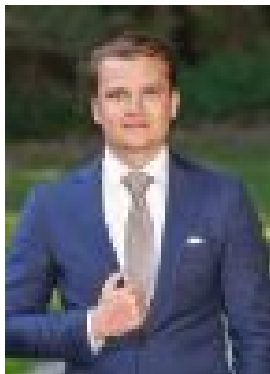
Bathrooms: 2

Parkings: 1

Area: 607 m2

Type:

Duplex/Semi-detached



Matt Campbell

0733493370

RARE DUPLEX INVESTMENT - MUST BE SOLD

MAKE NO MISTAKE, THE OPPORTUNITY TO BUY A HIGH YIELDING INVESTMENT WITH LMR DENSITY ZONING IS RARE, BUT THE CURRENT OWNER WILL BE SELLING ON OR BEFORE THE 27/03/2024** DON'T MISS A GREAT OPPORTUNITY! Auction via In-Room and Online: 27/03/2024 from 6:00pm, if not sold prior Auction Location: Ray White Mount 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) Don't miss the perfect investor opportunity to own this well-maintained duplex sitting on 607m² in the heart of Mount Gravatt East less than 10km[^] from the CBD. Property comprises two x two-bedroom apartments with well-presented kitchens/bathrooms. Returning approximately \$43,680 gross income per annum. This is the ideal property for astute investors, self-managed super funds and retirees looking for a great return, low maintenance and excellent capital growth. Each apartment has been kept up to date and consists of a large living/dining area. Adjoining the living/dining area is the simple yet functional kitchen upright stove/oven and ample cupboard space. Both units offer good sized bedrooms with well-maintained bathrooms and very large floorplans with additional multipurpose rooms. Property Summary - Two spacious, 2-bedroom, 1-bathroom units with individual separate laundry's • Unit 1 - \$430/week lease to 12/09/2024 • Unit 2 - \$410/week lease to 14/06/2024 • Individual laundry facilities • 607m² block • Near new roof • Recently Repainted • Near New bench tops • Near New carpets throughout • Seville Road State School Catchment (500m walk*) • Mt Gravatt State High School Catchment (750m walk*) • 1.9km walk/drive to Mt Gravatt TAFE, or take the BCC bus • Griffith University Mt Gravatt campus (• 100m* to Holland Park Mosque • 1.6kmm walk* to Mt Gravatt Central • 3.3km* to Westfield Garden City Shopping Centre • 5.6km* to Westfield Carindale Shopping Centre • 10km* Drive to Brisbane City Mount Gravatt East is a popular suburb on the Southside of Brisbane located just 8km Southeast of Brisbane CBD. With easy access to the M1, Gateway Motorway and CBD, and in close proximity to public transport facilities including the Southeast Busway; Griffith University, local schools and shopping precincts including the recently upgraded Westfield Carindale and Westfield Garden City. Convenient for city commuters with the dedicated Brisbane City Council Busway which provides speedy public transport access to the CBD! For drivers, the commute to the city is a breezy 15-minute drive. As well as being ideally located close to the holiday destinations of the Gold & Sunshine Coasts. Local Schools in the area include Seville, Mt Gravatt East State School, Mt Gravatt State High School & is closely located to Seton College and St Agnes Catholic Primary School. For further study opportunities Crest St is also closely located to Griffith University (Both campuses) & Mt Gravatt East TAFE.* Approximately** Subject to Reserve Price PARKING FOR OUR IN-ROOM AUCTIONS: • Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road • Central Fair Shopping Centre (entrance via Creek Road, after the bus stop) • Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc 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.