

3/31 GROSVENOR STREET, Yeerongpilly, Qld 4105



Sold Townhouse

Saturday, 28 October 2023

3/31 GROSVENOR STREET, Yeerongpilly, Qld 4105

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 152 m2

Type: Townhouse



Ricardo Baggio

0400330969

\$800,000

Located in a quiet, leafy street of Yeerongpilly, this spacious townhouse at 3/31 Grosvenor Street is position-plus. Centrally located for ease of access to public transport, local shops, parks, and schools, owner occupiers and investors alike will appreciate this opportunity. For families, it's just a short stroll to Yeronga Primary and High Schools. Property Features:- Located in a boutique complex of only 4 townhouses, built in 2002- Front door entry, plus a side gate entry perfect for entertainment- Open-plan living and dining with air conditioning- Kitchen with breakfast bar, great storage, stainless steel appliances & dishwasher- 3 spacious bedrooms all with built-in wardrobes, & carpets- Main bedroom with walk-in wardrobe, en-suite & air conditioning- Main bathroom with shower over bath servicing the two other bedrooms- Sliding plantation shutters in the living area & the main bedroom- Powder room on the lower level- Separate laundry on the lower level- Private fenced courtyard with undercover entertainment and grassed courtyard- Separate drying court that also could be great lock-up storage for bikes- Lease end on the 8 Nov 23- Body Corporate Levy - \$4,721 a year approx.*- Brisbane City Council Rates: \$1,600 a year approx.*- Potential rent is \$640 to \$680 per week - No flood flags for this property - reference Brisbane City Council- Only 5km to the CBDYeerongpilly is located within easy access to the Major Hospitals, Major Universities, Prestige Private Schools, QLD Tennis Centre, and shops; just a bike ride to the Green Bridge; and walking distance to Yeronga Primary & High School, tennis courts, parks, train and bus, Yeerongpilly offers an outstanding lifestyle only 5km to the CBD with excellent capital growth potential.Disclaimer:All information contained herein is gathered from sources we consider to be reliable; however, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their inquiries.