

3 Cale Street, Upper Mount Gravatt, Qld 4122

Sold House

Thursday, 1 February 2024



3 Cale Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 610 m2

Type: House



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\$825,000

Positioned proudly on the flat, elevated block of an impressive 610sm, the opportunity to split, renovate or 'knockdown-rebuild' has arrived! Situated in the sought-after suburb of Upper Mount Gravatt just 13km to Brisbane CBD, this charming post-war home with endless potential is ready for its next chapter. Boasting 3 generous bedrooms, upgraded flooring throughout and sprawling fully-fenced 610sm block with ample potential, this low maintenance, carefree property will tick all of your boxes. YOUR NEW PROPERTY SNAPSHOT:- 3 large bedrooms all with carpets and high ceilings- Ceiling fans in bedrooms 1 and 2 + lounge- Abundance of natural light- Upgraded vinyl flooring in kitchen/dining- Electric stovetop and oven + ample cupboard storage- Main bathroom features generous bathtub with overhead shower- Adjoining internal laundry for convenience- Secure lock up car space or can be used as a garden shed- Fully fenced, low maintenance corner block on enormous 610sm INVESTMENT / DEVELOPMENT NOTE:- 610sm block within 200m of a commercial space- 24.4m frontage on Dawson Rd- 19.7m + 3.1m frontage on Cale St - Currently Tenanted: \$525 p/week with beautiful tenants until May 2024- Capital Growth (Upper Mount Gravatt): Incredible 40.86% increase seen for houses in the last 5 years. Location And Lifestyle: EDUCATION:- Wishart State School and MacGregor State High School catchments- 3 mins to St Catherine's Catholic Primary- 2 mins to Clairvaux MacKillop College - 5 mins to Griffith University (Nathan Campus) LOCATION:- 4 mins to Westfield Mt Gravatt- 2 mins to local grocery store (Civic Fair Wishart)- 15 mins to Brisbane CBD THIS OUTSTANDING property is being sold pre-market unless otherwise instructed! DO NOT MISS this opportunity.**Buyers are advised to conduct their own investigation on the property and subdivision enquiries prior to submitting an offer. ARRIVE is not responsible for any misinformation in this regard despite conducting thorough research.