

**37 Grosvenor Tce, Deception Bay, Qld 4508**



**Sold House**

Tuesday, 5 September 2023

37 Grosvenor Tce, Deception Bay, Qld 4508

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



Sally Grant

0425559832

## Contact agent

This terrific 4 Bedroom open plan home has a long-term tenant in place to January 2024 and presents the ideal investment opportunity in a solid growth, high occupancy, family friendly area. The property sits in a Urban Neighbourhood zoning precinct, making this property's future potential an added bonus to investors. As a first home owners' proposition, this property is priced at entry level and provides room to expand the floor plan and even add a pool in the generously sized backyard. At 37 Grosvenor Terrace, everything you could possibly need is within walking distance – School, Shopping Centre, Kids Recreational Park, not to mention just a short 200 meter walk to the Moreton Bay waterfront and Esplanade, with a number of boat ramps to choose from! Accessing the M1 for north and south bound travel is easy and a quick 5 minute drive. This property has received some sprucing up of late, where the new owner will benefit from the extensive list of upgrades: - New bathroom renovation completed in April 2023 - Last 12 months the house has been re-painted, fresh carpets laid, new window coverings and fan lights fitted. More recently the Vendors have installed: - new Roof (Colourbond) - new Fascia, Flashing, Gutters and Insulation - new laundry tub and cabinet - new Kitchen Rangehood - new Hot Water System. With four good sized bedrooms and a spacious open plan layout, this property will attract quick attention. The kitchen has plenty of cupboard space and there is hardwood floors throughout. Outdoors you will find a large covered entertaining area, fully fenced yard, carport and two garden sheds (one extra large) for good measure. This property is close to an array of parks and walking tracks, dog beach/dog parks and a just a quick 10 minute drive to North Lakes Westfield Shopping Centre. The beautiful Redcliffe Peninsula is close by and you will drive to the Brisbane Airport in 30 mins and the CBD in 45 mins. Contact Sally Grant on 0425 559 832 to discuss the property and to arrange your inspection. Property Code: 187