

**44 Brockhouse Street, Upper Mount Gravatt, Qld
4122**



House For Sale

Wednesday, 14 February 2024

44 Brockhouse Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 3

Bathrooms: 1

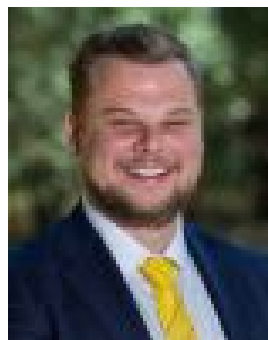
Parkings: 2

Area: 637 m2

Type: House



James Austin
0733493370



Sam Palmer
0733493370

CALLING ALL FIRST HOME BUYERS & INVESTORS

POSITIONED IN A GREAT STREET ON A 637M2 BLOCK, THIS WELL MAINTAINED HOME IS ON THE MARKET TO SELL. PERFECT AS A FIRST HOME OR INVESTMENT PROPERTY - MAKE NO MISTAKES THE OWNERS INSTRUCTIONS ARE CLEAR, WE ARE SELLING ON OR BEFORE AUCTION THE 06TH OF MARCH 2024*. 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 on a 637m2 block, this well maintained post war home is your next purchase. Located in an unbeatable position within walking distance of Westfield Garden City, as well as being positioned close to public transport, the location of this great home is sought after. The property itself boasts a large, light and airy living area complimented by polished timber floors, air conditioning and ceiling fans. The great kitchen is located adjacent, and is extremely well maintained. It also offers a dishwasher and an abundance of bench and cupboard space. The living quarters of the home includes 3 bedrooms, all with built-in wardrobes and ceiling fans, while the master offers an air conditioner too. Stepping out onto the deck, this property is the ultimate entertainer. Enjoy the summer months or afternoon breezes with a great outdoor living option. The rear garden is also fully fenced, perfect for your 4 legged friends. Under the house offers an abundance of storage, and the property also offers 1 lock up garage and a separate laundry. The perfect house to buy to live or rent, or the site for you to build your new home! (STCA) The many features of this great property include:

- 637m2 block
- Three generous bedrooms
- Rich timber floors throughout
- Open plan living area
- Air conditioning and fans
- Downlighting to living areas
- Huge, fenced yard
- Garden shed
- Huge under-house storage
- Lock up garage
- Second toilet adjacent to rear deck
- Upper Mount Gravatt State School Catchment
- Macgregor High School Catchment
- Short drive to Saint Bernard's Catholic School, Clairvaux MacKillop College and Brisbane Adventist College, Griffith University's Nathan campus and the QEII Hospital

*Subject to reserve price For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: christine.junidar@loanmarket.com.au: <http://www.loanmarket.com.au/christine-junidar> 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.