

50 Camlet Street, Mount Gravatt East, Qld 4122



Sold House

Friday, 29 September 2023

50 Camlet Street, Mount Gravatt East, Qld 4122

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 668 m2

Type: House



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\$1,000,000

SOLD AT OUR IN ROOM AUCTIONS WITH 14 REGISTERED BIDDERSWhen opportunity knocks - it's time to listen and act quickly. For any serious contenders seeking a fantastic block for their next project build, or homeowners wanting to own a sizeable slice of land in this high-growth neighbourhood, this property is the one you've been waiting for. Auction via In-Room and Online - 19/10/2023 from 6:00pm, if not sold prior. Auction Location - Mount Gravatt Bowls Club - 1873 Logan Rd, Upper Mount Gravatt Registrations start from 5:30pm. (Phone & Online Registrations must be completed by 3:00pm on Auction Day) Nestled into a residential street, that is already undergoing regentrification, this original post-war cottage occupies a 668sqm block with solid frontage that sits on a gentle sloping block. There are numerous new homes under development or recently completed in this popular pocket of Mt Gravatt East and there's heaps of significant upside to be made by the incoming owners to remove the old to make way for a brand-new home to be established here. With good depth to the block, coupled with an easy rectangular shape, plus an elevated aspect that can be maximized from a two-storey design, there's so much potential here to suit a large-scale family home with multiple living spaces, easily 5 bedrooms, and still leaving ample room in the backyard to set up a resort area for a swimming pool, entertainment patios creating a private haven for you to enjoy. Reap the future value rewards in this consistently performing suburb which is in demand from both tenants and buyers to reside and take advantage of the superb convenience it offers. The area is under 9km to the Brisbane city centre and has direct bus services on nearby Creek or Logan Road. There's local shops, cafes, and gyms, plus several tracks up the mountain or golf nearby. For shopping and supermarkets there's local based Mt Gravatt Plaza and Aldi or head to Westfield Carindale or Garden City in under 10 minutes. Property highlights include: • Large and rare block of 668sqm • Opportunity to knock down and rebuild new • Elevated site with wide frontage • Two Street Fronted • Neat and Tidy Rentable house with a separate Granny Flat • Deep with rectangular shape • Currently rented on a fixed term lease at \$500 per week until April 2024 (current rental appraisal @ \$580-\$600 per week) 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 w: <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.