

51 Hertford Street, Upper Mount Gravatt, Qld 4122



House For Sale

Friday, 10 May 2024

51 Hertford Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 486 m2

Type: House



Andrew Boman
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Morgan Tickner
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OWNER COMMITS ELSEWHERE - MUST BE SOLD!

MAKE NO MISTAKE THE CURRENT OWNER CAN NOT WAIT AND MUST HAVE THIS PROPERTY SOLD! NESTLED WITHIN A SERENE, WELL-ESTABLISHED NEIGHBOURHOOD, THIS NEAT AND TIDY THREE BEDROOM POST WAR HOME PRESENTS MANY OPTIONS FOR THE ASTUTE BUYER. WHETHER IT BE AS A FAMILY HOME, EXCELLENT INVESTMENT OPPORTUNITY OR KNOCK DOWN REBUILD THIS HOME IS AN OPPORTUNITY NOT TO BE MISSED!! Auction via In-Room and Online - 29/05/2024 from 6:00pm, if not sold prior* Auction Location - 1450 Logan Road, Ray White Mt Gravatt Auction Room Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) Take charge and come along quick to inspect this truly cool cottage in the heart of thriving Upper Mt Gravatt! Under 25 minutes to the CBD, a few minutes to local shops, city express bus stops, numerous schools, sports and recreational centres and Mt Gravatt Showgrounds for weekend markets. Plus, the mega-plex Westfield Garden City and a further three shopping complexes are all within just 5 minutes' drive from the door! You can't ask for more convenience and capital growth / rental investment potential! Sitting pretty on a level and rectangular shaped 486sqm block, this neat and tidy weatherboard home offers a charming refuge and place of relaxation and fun suited to a couple or budding family. Whether that's to move into this comfortable home for now and plan a renovation, or potentially scope out a stylish rebuild on the block with a brand-new two-level home - that would tie in perfectly with the surrounding houses. In its current layout the property is offset from the street and presents very well, it has been dutifully maintained over the years with some modifications yet retains much of its original character like high ceilings, VJ walls and exposed timber beams and hardwood timber floors. The land site could easily accommodate a new granny flat or plan a conversion of the current large rear garage/workshop that sits out the back of the yard for a studio or work from home space. The options are endless! Current owners have established a simple garden with lawns to the front and back, as well as a spacious, covered patio area for outdoor entertaining with friends or a shaded area for watching children play in the fenced yard. Inside has a welcoming vibe and includes a sunny front porch entrance that flows into the lounge and an adjoining office area. This room can also transform into a spare bedroom if desired. Central to the house is the funky kitchen with checkerboard flooring, timber, and laminate cabinetry for storing goods and is equipped with decent cooking appliances and a walk-in pantry. It has a service opening that allows for easy catering in the lounge area. The generous lounge has high ceilings and timber floors that will polish up a treat! A great space to relax and unwind, it links via sliding doors to the covered alfresco and gardens. The two larger bedrooms are both a good size and the main has a built-in robe. The tidy shared bathroom is accessible and has storage vanity and shower with adjoining WC. A solid candidate for an upgrade! Added extras: • Water tank • Skylight • Driveway to rear garage • Security screens • Clothesline • Gated side access • Internal laundry Don't miss out on this genuine opportunity to secure a great property in a highly desired area.* subject to reserve price PARKING FOR OUR IN-ROOM AUCTIONS: • Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road • Central Fair Shopping Centre (entrance via Creek Road, after the bus stop) • Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc 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.