

**63 Wemvern Street, Upper Mount Gravatt, Qld 4122** **RayWhite**

## House For Sale

Tuesday, 19 March 2024

63 Wemvern Street, Upper Mount Gravatt, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

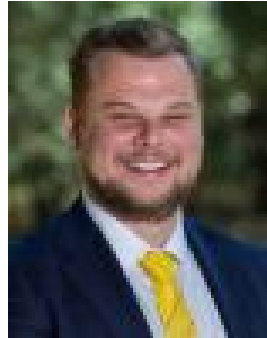
**Parkings: 4**

**Area: 723 m2**

**Type: House**



James Austin  
0733493370



Sam Palmer  
0733493370

## VENDOR MOVED TO AGED CARE | MUST BE SOLD

LOOKING FOR THE PERFECT KNOCK DOWN OR PROJECT? POSITIONED ON A FLAT, 723M2 CORNER BLOCK IN THE MANSFIELD STATE HIGH SCHOOL CATCHMENT, THIS GREAT POST WAR HOME IS ON THE MARKET TO SELL - INSTRUCTIONS ARE CLEAR, THE HOME WILL BE SOLD ON OR BEFORE AUCTION THE 10/04/2024\* Auction via In-Room and Online: 10/04/2024 from 6:00pm, if not sold prior\* Auction Location: Ray White Mount Gravatt Auction Room | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) Sporting a flat 723m2 block and 22m frontage, this original post war home ticks all the boxes from knockdown and rebuild to an ideal investment property. The property itself is a well maintained and post war home with a charming street appeal. It boasts a brick build & tile roof - as solid as you can get them! The property offers more than meets the eye, boasting a large living area and dining space that is combined seamlessly with the updated kitchen. The property also has ducted air conditioning to keep you cool all year round. Located adjacent is your undercover entertaining area flowing onto the pool, an amazing spot to host parties or enjoy the warmer months in QLD. This area flows directly off the living/dining space, and then down the backyard creating a family-friendly environment. The living quarters of the home consists of 3 big bedrooms, all with wardrobes and ducted air conditioning. The single bathroom is well positioned and services the home. The property offers a huge space for undercover storage which would service as multiple car accommodation plus additional storage space. Ideal for the home handyman, builder

The many features of this property include:

- Flat block
- 723m2 block 22.0m x 31.6m
- Wishart School catchment
- Mansfield High School catchment
- Tidy post war brick home
- 3 bedrooms with wardrobes
- Ducted Air conditioning and ceiling fan
- Updated Single bathroom with separate toilet
- Large updated kitchen with extra storage space
- Open plan living/dining area
- Bore water
- Pool Fence Non Compliant (FORM 36 PROVIDED)
- Huge amount of under house storage
- Internal Laundry
- Huge accommodation for multiple cars, boats, caravan.
- 590m\* to Wishart State School
- 50m\* to Nearest Bus Stop
- 1.8km to Highway On-ramp
- 1.7km\* to Westfield Garden City
- 12km^ to CBD\* subject to reserve price^ direct line

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>

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