

7 Tolson Street, Upper Mount Gravatt, Qld 4122



House For Sale

Tuesday, 19 March 2024

7 Tolson Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 637 m2

Type: House



James Austin
0733493370



Cooper McGrath
0733493370

FLAT 637M2 BLOCK | WILL BE SOLD

LOCATED WITHIN THE MANSFIELD AND WISHART SCHOOL CATCHMENTS THIS NEAT AND TIDY POST WAR HOME ON A FLAT 637M2 BLOCK IS ON THE MARKET TO SELL - MAKE NO MISTAKE THE INSTRUCTIONS FROM THE OWNERS ARE CLEAR AND THIS PROPERTY WILL BE SOLD ON OR BEFORE AUCTION, THE 10TH OF APRIL* Auction via In-Room and Online - 10/04/2024 @ 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) Located on a flat, 637m2 block within the Mansfield and Wishart School catchments, this well-kept, neat and tidy post war home is the one! Private from the street with a large front fence, this charming home has been extremely well maintained throughout its years, providing you with an easily liveable or rentable property. Rarely in Upper Mount Gravatt are you presented with a dead-flat allotment - this makes knocking down and building your dream home all the more easy! (STCA) Presented immaculately, this property offers you a large lounge area as soon as you step in, with an adjacent study nook perfect for working from home. The floorplan flows seamlessly into the updated kitchen and combined dining space. The living quarters of the home include 3 big bedrooms and a well maintained single bathroom. Downstairs offers a large rumpus space, perfect for a second lounge area or teenage retreat. The back and front yards are low maintenance yet lush and green, providing great spaces for entertaining or playing with kids/pets. Situated in a highly desirable and sought after position and school catchment this great home will not be available for long! The many features of this property include:

- 637m2 Flat block
- 18.2m Frontage
- Mansfield and Wishart school catchments
- Well-maintained post war home
- 3 Big bedrooms
- Single bathroom
- Large lounge room
- Study Nook
- Kitchen with combined dining space
- Polished floorboards throughout
- Downstairs rumpus area
- Under House storage area
- Single car lock up
- Fully fenced yard
- Walking distance to Civic Fair, St Catherines & Wishart State School
- 110m to Wishart State School^
- 110m to St Catherines School^
- 250m to Civic Fair Shopping^
- 1.8km to Clairvaux MacKillop^
- 3.6km to Citipoint College^
- 1.5km to Mansfield High School^
- 1.6km to Westfield Garden City^
- 9km 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>

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.