

81 Gordon Street, Hawthorne, Qld 4171



House For Sale

Monday, 17 June 2024

81 Gordon Street, Hawthorne, Qld 4171

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Area: 800 m2

Type: House



Scott Darwon
0733580607



Matt Lancashire
0416476480

Auction

Quite simply the suburbs greatest opportunity for developers, owner occupiers and investors alike to seize this prime 800m² block currently hosting three separate ground floor strata title units all being offered in one line. Simply said, these don't pop up often. Perched on a corner block in the coveted 'River Avenues' of Hawthorne, 81 Gordon Street is a rare Blue-Chip real estate opportunity that will not disappoint. The luxury of an income producing block with immense potential to develop. Each unit, meticulously maintained, comprises of 1 x 3 bedroom and 2 x 2 bedroom one bathroom, complete with air conditioning and an outdoor grassed area. Surrounded by low-maintenance gardens adorned with shrubs and trees, the property ensures a cool and breezy atmosphere throughout the year. These units are all currently tenanted until 2025, please see below the rental figures. Positioned in the heart of the Hawthorne 'River Avenues' its close proximity to Oxford Street and Hawthorne Road's trendy attractions makes 81 Gordon Street the ideal canvas for realising your unique vision. The Hawthorne Ferry Terminal and the scenic Hardcastle Park along the riverfront are just a short stroll away, allowing convenient access in and out of the CBD and surrounds. Whatever your plans for this remarkable property, you'll enjoy the convenience of local amenities and exceptional lifestyle offerings. Look to develop, Subdivide (STCA) or land bank and take advantage of the capital growth Brisbane has to offer, either way this is an A-Grade real estate and opportunities like this do not present themselves often. Don't let this phenomenal opportunity slip away... schedule an inspection today before it's too late! Unit 1:- Currently tenanted for \$490/week until 19/5/2025- Rental Appraisal of \$600 - \$650/week Unit 2:- Currently tenanted for \$420/week until 17/2/2025- Rental Appraisal of \$550 - \$580/week Unit 3;- Currently tenanted for \$430/week until 13/1/2025- Rental Appraisal of \$500 - \$525 The Owners and family have made the long-awaited decision, this property will be sold at the fall of the hammer under the following Terms: Contract Date: 13th of July 2024 Settlement: 30-90 Days from Contract Date Deposit: 5%-10%