

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

## House For Sale

Wednesday, 3 April 2024

88 Wemvern Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 647 m2

Type: House



Michael Bagnall  
0733493370

## Auction

POSITIONED ON A LARGE 647M2 BLOCK IN MANSFIELD AND WISHART SCHOOL CATCHMENTS, THIS IS YOUR OPPORTUNITY TO SECURE A GREAT FIRST HOME OR TO BUILD YOUR FOREVER HOME. MAKE NO MISTAKE, THE INSTRUCTIONS ARE CLEAR - WE WILL BE SELLING ON OR BEFORE AUCTION THE 23RD OF APRIL\* Auction via In-Room and Online - 23/04/2024 from 6:00pm, if not sold prior. Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 5:30pm. (Phone & Online Registrations must be completed by 12:00pm on Auction Day) Nestled in the heart of Upper Mount Gravatt, this exceptional property presents a unique blend of opportunity and charm, situated on a sprawling 647m2 block. Whether you're drawn to the idea of crafting your dream residence or seeking the perfect canvas for an ambitious renovation, this offering in one of the suburb's finest streets is not to be missed. The existing stucco style home, a testament to post-war architecture, features three well-appointed bedrooms, 2 of which with built in wardrobes, complemented by a modernized bathroom. With an open, combined kitchen/laundry space, the perfect canvas to design your very own chef's kitchen and flowing into a large dining/ living room. Positioned within the prestigious Mansfield High and Wishart school catchments, this property is not only a blank slate for your architectural dreams but also a wise investment in your family's future. With the nearest bus stop just 30m from your front door, and minutes away from local schools and shopping centers, convenience is part of the package. The features of this home include: • 647m2 Block • Mansfield High and Wishart School Catchments • 3 Bedroom Stucco Home • Single Modern Bathroom • Large Living/ Lounge Room • Back Patio with 2 Garden Shed's • 2 Car Carport • Fully Fenced • 30m To Nearest Bus Stop • 1.3km To Westfield Garden City • 11km to Brisbane CBD • This is an invitation to leave a personal mark on one of Upper Mount Gravatt's best streets. The opportunity to create something truly special awaits. Envision the future, seize this rare offering, and transform this prime piece of real estate into a home that reflects your dreams and aspirations. ^ direct line \* Subject to reserve price 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.