

**95 Dykes Street, Mount Gravatt East, Qld 4122**

Place. **P**

**Sold House**

Thursday, 17 August 2023

95 Dykes Street, Mount Gravatt East, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 622 m2**

**Type: House**



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**\$1,007,000**

**Auction Location: On-site** Welcome to 95 Street, Mount Gravatt East! This property offers the perfect opportunity for first-time homeowners or those looking for a potential knockdown and rebuild. Situated on a generous 622m<sup>2</sup> parcel with a 16.2-meter frontage, the options are endless. Upon entering, you will find three spacious bedrooms, a well-appointed bathroom, a kitchen, and a comfortable living and dining area on the top level. This level also features a fantastic entertaining deck, perfect for hosting family and friends. The bottom level of the property boasts a second bathroom, a laundry area, a convenient kitchenette, and versatile multi-purpose rooms. This additional space provides endless possibilities, whether it be a home office, games room, or additional living area. Positioned between two major Westfield Shopping centers, convenience is at your doorstep. For everyday essentials, Woolworths is less than a minute away at the Mount Gravatt Plaza. Families will be pleased to know that this property falls within the sought-after school catchment area of Mt Gravatt East State School and Mt Gravatt State High School. Private schooling options include Clairvaux Mackillop College and Brisbane Adventist College. Tertiary education is also within reach, with Griffith University's Nathan and Mount Gravatt Tafe campuses being just a short drive away. Commute to Brisbane CBD is a breeze, with a 14-minute drive via the M3 highway. The property is also conveniently located near main arterial roads and within walking distance of bus transportation, making it easy to get around the city. Don't miss this incredible opportunity to secure a perfect first home or explore the potential of a knockdown and rebuild on this large parcel of land. My message is clear, we will be selling by public auction on Sunday, the 29th of October, at 2:00 pm. At the fall of the hammer, a \$15,000 initial deposit is payable, followed by a balance of 5% of the purchase price by 5:00 pm the following business day. This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.