

**54 Gordon Parade, Mount Gravatt East, QLD, 4122**



**Block Of Units For Sale**

Thursday, 26 September 2024

54 Gordon Parade, Mount Gravatt East, QLD, 4122

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Type: Block Of Units**

## **Huge development potential + Excellent earning capacity - 1100m2!**

On an elevated allotment, sprawling 1100m<sup>2</sup>, this proven investment is located in a growth corridor with strong buyer demand, convenient to amenities and infrastructure. The existing dwellings have demonstrated income potential (currently over \$1,200 per week) to return on three separate tenancies with room to improve. If neighbouring allotments are to be observed, consideration may be given to exploring development opportunities (subject to relevant council approvals).\*

Each individual unit presents a generous floor plan separate lounge room and an original eat-in kitchen. Bedrooms are serviced by a functional bathroom featuring shower over bath. Detached laundries are located behind the dwellings.

1 x 3 bed | 1 bath

2 x 2 bed | 1 bath

With scope for further return on investment through capital growth and future development opportunities, this property will attract the attention of developers and astute investors.

Located just 8 kilometres from the CBD, conveniently situated within walking distance to the busway on Logan Road. Little Black Pug and Tokyo Teppanyaki Steak House are popular with the locals. Other local highlights include Mount Gravatt Outlook Reserve and Glindemann Park Playground.

Within the quality school catchments for Mount Gravatt State School & Mount Gravatt State High School. Within proximity to Griffith University (Nathan Campus). Popular choices for private schools include St Agnes Primary School, Clairvaux MacKillop College, and Citipointe Christian College.

Inspect by appointment or contact Max Hadgelias 0411 276 372 for further information or about submitting your interest.

\*\*Any reference to development is general in nature and is subject to relevant council approvals. It is the responsibility of prospective buyers to make their own enquiries and seek professional advice prior to engaging in any negotiations. \*\*