

1 Inge St, Mount Gravatt, QLD, 4122



House For Sale

Thursday, 24 October 2024

1 Inge St, Mount Gravatt, QLD, 4122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Tony King

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Renovate Or Rebuild - Your Dream Home Awaits!

Presenting a unique opportunity at 1 Inge Street, Mount Gravatt-this 1965-built property is perfect for renovators or those seeking to build their dream home on a spacious 607 sqm corner block with dual street frontage. The existing home has been divided into two separate flats, each offering comfortable living while awaiting a modern transformation.

Flat 1 features two bedrooms, one bathroom with a shower, bath, and toilet, a combined living and dining area with air conditioning, a functional kitchen, external storage, and a downstairs laundry area.

Flat 2 also includes two bedrooms, one bathroom with a shower, bath, and toilet, a combined living and dining space, a kitchen, external storage, and a downstairs laundry area.

This property presents an exceptional opportunity for the savvy investor, offering both flats that can be leased individually for between \$400 and \$450 per week each. With strong rental returns and high demand in the area, this versatile investment ensures a steady income stream. Whether you're looking to expand your portfolio or make a smart first-time investment, this property is ready to deliver solid returns.

The property's prime location is just moments from cafes, restaurants, and local schools, with Griffith University, Mount Gravatt TAFE, Westfield Garden City, and Mount Gravatt Homemaker Centre nearby. Outdoor enthusiasts will appreciate the proximity to Toohey Forest Park's walking and cycling trails. With easy access to the Pacific Motorway, Brisbane CBD and the Gold Coast are within reach, and public transport options are plentiful, with the South East Busway and Southeast Freeway Bikeway close by.

This is an incredible opportunity for someone ready to unlock the full potential of this property through renovation or redevelopment.

LOCATION:

- Approx. 7kms to Brisbane CBD
- Approx. 13kms to Brisbane Airport
- Approx. 2km to Griffith University
- Approx. 2km to Mount Gravatt TAFE
- Approx. 1.6km to Cavendish Road State High School
- Approx. 2.5km to Loreto College
- Approx. 2km to Wellers Hill State School
- Approx. 2km to Clairvaux Mackillop College
- Approx. 2.5 to Upper Mt Gravatt Primary School
- Approx. 2.5km to Seton College
- Approx. 2.5km to St Bernards Catholic Primary School
- Approx. 500m to Holland Park State High School
- Approx. 500m to Mount Gravatt State High School
- Approx. 500m to Mount Gravatt State School
- Approx. 300m to Saint Agnes Catholic Primary School
- Approx. 150m to Mount Gravatt Special School
- Approx. 1km to Marshall Rd State School
- Approx. 1km to Seville Road State School
- Approx. 3.5km to Westfield Garden City
- Approx. 3km to Greenslopes Private Hospital
- Approx. 800m to Pacific Motorway

Brisbane City Council Rates Approximate \$784.60 per quarter

Whether one envisions breathing new life into its classic design or embarking on a fresh architectural endeavor, this property offers a blank slate for realising one's vision of the perfect home. Don't let this rare gem slip through your fingers. Seize the opportunity to secure your piece of paradise today by contacting Tony King and make 1 Inge Street your new address.

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.