

**12 Sunnydale Street, Upper Mount Gravatt, Qld  
4122**



**House For Sale**

Wednesday, 3 July 2024

12 Sunnydale Street, Upper Mount Gravatt, Qld 4122

**Bedrooms: 5**

**Bathrooms: 3**

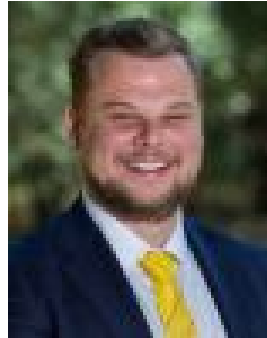
**Parkings: 2**

**Area: 607 m2**

**Type: House**



James Austin  
0733493370



Sam Palmer  
0733493370

## Hard Work Done! | Finish Or Knock Down & Build

POSITIONED ON A 607M2 SOUTH FACING BLOCK THIS PROPERTY IS YOUR NEXT OPPORTUNITY. OFFERING A LOCATION WITHIN THE MANSFIELD HIGH SCHOOL AND WISHART STATE SCHOOL CATCHMENT, THIS GREAT PROJECT IS ONE NOT TO BE MISSED. WE WILL BE SELLING ON OR BEFORE AUCTION, THE 24TH OF JULY! \*Auction via In-Room and Online: 24/07/2024 from 6:00pm, if not sold prior Auction Location: Ray White Mt Gravatt | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) \*\* INSPECTION REQUIREMENTS \*\* As this is considered a building site, specific precautions must be adhered to ensure safety of all attendees. • NO CHILDREN are permitted on the property • COVERED FOOTWEAR must be worn at all times whilst on the property Official paperwork regarding the plans of the current renovation work is available for any purchasers wanting to familiarise themselves with the build. On offer with this property: • Wishart and Mansfield School Catchment • 20.1m Frontage, 607m2, South-Facing Block • Raised Post-War Home renovation ready to be finished • Large downstairs living and dining area with high ceilings and plumbed kitchen space • Downstairs bathroom plumbed for double vanity • Stepped slab • Area downstairs for potential 2 further bedrooms • Two sets of triple sliding glass doors opening to large upstairs balcony and replicated downstairs opening uninterrupted views of large deck entertaining area • External stairs (to be completed) • Top balcony boasting views to Mt Gravatt Mountain • Upstairs living room and adjoining kitchen (half complete) • 3 Bedrooms upstairs • Master bedroom with plumbed double vanity ensuite and walk in wardrobe • Existing bathroom upstairs with laundry chute (renovated 10+ years ago) • Ducted air conditioning partially installed throughout • Large extra-high carport • External laundry space • Walking distance to Civic Fair, St Catherines & Wishart State School • 110m to Wishart State School • 110m to St Catherines School • 250m to Civic Fair Shopping • 1.8km to Clairvaux MacKillop • 3.6km to Citipointe College • 1.5km to Mansfield High School • 1.6km to Westfield Garden City • 9km to CBD • subject to reserve price • Rough direct line PARKING FOR OUR IN-ROOM AUCTIONS: • Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road • Central Fair Shopping Centre (entrance via Creek Road, after the bus stop) • Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc 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](mailto:christine.junidar@loanmarket.com.au): <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.