

**245 Newnham Road, Upper Mount Gravatt, QLD,
4122**



House For Sale

Wednesday, 25 September 2024

245 Newnham Road, Upper Mount Gravatt, QLD, 4122

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Andrew Boman
0733493370

COOL AND CHARACTERFUL WITH CENTRAL POSITION AND FUTURE SUBDIVISION POTENTIAL!

FANTASTIC OPPORTUNITY TO SECURE A FULLY RENOVATED POST WAR HOME WITH NEIGHBORHOOD SUBDIVISION POTENTIAL, MOVE IN READY IN THE COVETED MANSFIELD CATCHMENT. WITH A CHANGE IN CIRCUMSTANCES THE OWNER CAN NO LONGER HOLD ON THIS PROPERTY MUST BE SOLD ON OR BEFORE 12/10/24*

Auction via In-Room and Online - 12/10/2024 @ 10:30am, if not sold prior

Auction Location - Mansfield State High School Auditorium on cnr Broadwater & Ham Roads, Mansfield

Registrations start from 10:00am

(Phone & Online Registrations must be complete by 12:00pm 11/10/2024)

Boasting a big block of 698sqm, with fenced 20.5m frontage, this well-presented highset home offers buyers a versatile living space, coupled with a charmed lifestyle providing top convenience. This wide frontage gives new owners the option to apply for a sub-division into two allotments, and this development investment would provide lots of potential upside if you were to build one, or two, live in one and on-sell or rent out the other!

Situated on Newnham Road, the house is super close to all key amenities, including being a short 200m, or 2-minute walk to the local Civic Centre with café, grocery, bakery, chemist and takeaways. City bound bus stops are on the doorstep making commuting a breeze and its easy driving distance to both Pacific and Gateway motorways. Childcare centres are in walking distance, and there's private and public-school options in the immediate vicinity to choose from which will have appeal for family buyers.

The home has been refreshed and fully modernised inside and with it a spacious and practice design it is a comfortable house for a family to occupy. It also enjoys the benefits of a large garden to side and back, with plenty of room for extra car parking down the other side and under the double carport.

Upstairs hosts the main living areas and traditional two bedrooms. Timber hardwood floors flow throughout, and the décor is complementary with timber accents to walls and modern downlights. The home offers:

- Stylish lounge and media room off the main entry with banks of windows featuring soft and sheer curtains allowing beautiful sunlight through.
- Separate dining room with formal table setting for six fitting with ease. Glass doors between the dining & lounge provide easy entertainment with open access to the kitchen
- Fantastic kitchen / diner space is massive and has exposed timber beams and casement windows overlooking the garden. With two rows of drawer storage, plus a corner pantry it has ample room for storing all your homewares. Fitted with quality appliances including oven, dishwasher and stove top.
- Concertina bi-folding timber and glass doors allow seamless flow onto the expansive back timber deck which has full roof coverage and features privacy screen making it useable any time of the day or evening.
- All of the bedrooms are a good size and have fans and curtains.
- Bathrooms on both floors, downstairs with unique timber vanity and specialised tap, upstairs is shower/bath combo and neat vanity
- Walking distance to the local doctor and dentist

Both levels are utilised with the lower floor set up and featuring a massive rumpus or living space, which is fully tiled, neutral décor, ceiling fans and pendant lights. There is also another bedroom on this level which has soft carpets and is bright and well ventilated with window to front. The lounge area opens onto the back covered patio via sliding glass doors and the timber feature stairwell adds to the trendy design.

The massive back yard has matured trees and tiered lawns with a firepit area and abundant room for kids and pets to play freely. Neatly landscaped it is a relatively low maintenance garden.

A great opportunity to secure a home with options both for living now with extended family or growing teens and scope for future development and capital realization. Make an enquiry today.

*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>

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