

28 Clausen Street, Mount Gravatt East, Qld 4122



House For Sale

Wednesday, 19 June 2024

28 Clausen Street, Mount Gravatt East, Qld 4122

Bedrooms: 3

Bathrooms: 2

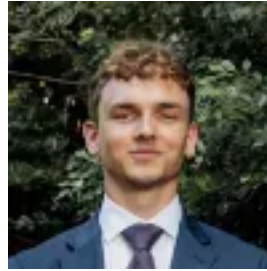
Parkings: 3

Area: 610 m2

Type: House



James Austin
0733493370



Cooper McGrath
0733493370

LMR 2-3 Block | Priority Sale!

POSITIONED IN THE PRIME SUBURB OF MOUNT GRAVATT EAST THIS GREAT PROPERTY ON AN LMR 2-3 BLOCK IS ON THE MARKET FOR ONE REASON - TO SELL! MAKE NO MISTAKE THE INSTRUCTIONS ARE CLEAR, WE WILL BE SELLING ON OR BEFORE AUCTION THE 6TH OF JULY! *Auction via In-Room and Online - 06/07/2024 @ 10:30am, if not sold prior Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 10:00am (Phone & Online Registrations must be complete by 12:00pm 05/07/2024) Ticking all the boxes, this property can be purchased for many different reasons - a great house to live in, an easy rental, a development site or to simply landbank in one of the south side's most buoyant areas. South-east facing and positioned on a 610m² block this property is the one! This post war home has been updated overtime and boasts a charming street appeal, along with 3 large bedrooms (2 with built-in wardrobes), an updated kitchen, 2 full bathrooms, a 3rd toilet and powder room, a family room, separate living room, downstairs rumpus area and an internal laundry. The property also offers internal stairs which is very rare for it's era. Entertaining is a breeze at 28 Clausen Street with a large back deck, undercover downstairs patio, easy to maintain backyard. There is also a large rear shed for car parking or storage. The opportunities here are endless. Zoned LMR 2-3 with potential to build up to three stories on this property (STCA) Surrounded by a multitude of new developments, this area is only going to get more popular. **The many features of this property include:

- LMR 2-3 Block
- 610m²
- 3 bedroom updated post war home
- Large living area and separate family room
- Renovated kitchen
- 2 full bathrooms and 1 powder room
- Downstairs rumpus room
- Back deck for entertaining
- Internal stairs
- Internal laundry
- Storage room
- Tandem garage under house
- Rear storage shed
- Mount Gravatt state and high catchment
- 3.3km to Westfield Garden City
- 1.1km Mount Gravatt State School
- 1.3km Mount Gravatt State High School
- 1km Mount Gravatt Plaza
- 10 km to CBD
- Lease in place at \$650/week until March 2025

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
<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. *subject to reserve price **STCA ALL BOUNDARIES ARE APPROXIMATE IN PHOTOS