

**3 Sobers Street, Upper Mount Gravatt, QLD, 4122**



**House For Sale**

Tuesday, 3 September 2024

3 Sobers Street, Upper Mount Gravatt, QLD, 4122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Austin

0733493370

## Owners Commit Elsewhere | Must Be Sold

POSITIONED IN ONE OF THE MOST CONVENIENT POCKETS OF UPPER MOUNT GRAVATT THIS LARGE, DUAL ACCESS LOWSET HOME IS AS SOLID AS THEY COME - MAKE NO MISTAKE THIS GREAT PROPERTY WILL BE SOLD ON OR BEFORE AUCTION ON THE 25TH OF SEPTEMBER!\*

Auction via In-Room and Online: 25/09/2024 @ 6:00pm, if not sold prior\*

Auction Location: 1450 Logan Road, Ray White Mount Gravatt

Registrations start from 5:30pm

(Phone & Online Registrations must be completed by 12:00pm Auction Day)

Offering the lucky buyer a solid corner position this great property is on the market to sell.

The large entry foyer grants you access into 3 Sobers Street, which flows effortlessly onto the large dining/kitchen combination, and open lounge room.

4 big bedrooms make up the living quarters of the home, all with wardrobes. The Main bathroom services the home with a separate toilet, and the second bathroom is located in the separate double garage which includes your laundry and two car lock up accommodation.

The yard is perfect for kids and pets yet still easy to maintain - and you will love spending the upcoming hot months in the sparkling ground pool.

Boasting a front and rear verandah, the space in this home is perfect for a growing family.

Offering dual access, water tanks, and a flat block, this one is sure to impress.

The many features of this property include:

- 683m2 Block with Dual Access
- 4 Big Bedrooms
- 2 Bathrooms
- Updated kitchen with ceramic cooktop & dishwasher
- Air conditioning in living area and bedrooms
- Security Screens
- Inground saltwater swimming pool
- Front and rear undercover patios
- Water tanks & pump
- Garden Shed for storage
- Updated family bathroom with separate toilet
- Fully fenced (2 driveways)
- 2 Car lock up garage
- Upper Mount Gravatt Primary and Macgregor High School Catchments
- Walking distance to St Bernards & Clairvaux Mackillop College
- Close to Griffith University
- Bus Stop 60m away^
- 520m to Westfield Garden City^
- 700m to Tryon Plaza^
- 1km to The Nissan Arena^
- 13 km to Brisbane City^

Don't miss this amazing opportunity!

\*subject to reserve price

^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)

w: <http://www.loanmarket.com.au/christine-junidar>

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