

**33 Myla Terrace, Tennyson, QLD, 4105**

Place. 

**House For Sale**

Wednesday, 25 September 2024

33 Myla Terrace, Tennyson, QLD, 4105

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Nathan Spencer  
0409155114

## Exciting land opportunity on 718m2 in Tennyson

Auction Location: In-Rooms

Contact Peter May for an inspection today.

Dreaming of building new? This flood free 718m2 lot, north/ south facing with 15.1m frontage, could just be the one.

Tennyson, one of Brisbane's best kept secrets, delivering a harmonious blend of natural beauty, recreational facilities, and local amenity. It's a place where local residents enjoy a balanced lifestyle in a location that has a strong sense of community.

Currently, there is a very dated post war home on site, along with carports and shed that requires removal (STCA).

Located just off King Arthur Terrace, known for its multi million dollar properties. Surrounded by the prestigious suburbs of Graceville, Chelmer to the west and Yeronga to the east this home is in close proximity to river walks, parks, cycling tracks, the Terrace playing fields and Brisbane Golf Club this convenient location further secures the potential for growth.

Situated in close proximity to the Brisbane Tennis Centre and the development of Yeerongpilly Green, with its shops, cafes, Woolworths and restaurants, this area is set to further transform and has all the elements to ensure further growth. Just 7km to the centre of Brisbane, this home is serviced by a selection of transport options including bus and train transport for a quick commute to the city.

Within the sought-after Graceville State School catchment and only meters from the magnificent blue chip address of King Arthur Terrace at the heart of Tennyson, this locale makes for a very attractive investment opportunity. Offered for the first time in nearly 40 years and nestled in the quiet suburb of Tennyson, this home and location will appeal to a range of buyers.

Whether you are a developer, first home buyer, or property flipper, the potential here is undeniable and this exciting opportunity won't last long.

### Disclaimer:

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes

### Disclaimer:

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