

**35 Herswell Avenue, Wynnum West, Qld 4178**

**McGrath**

**House For Sale**

Sunday, 23 June 2024

35 Herswell Avenue, Wynnum West, Qld 4178

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



Gaby McEwan  
0739175000



Alec McEwan  
0422665698

## **Auction**

This home has been in the same family for 56 years and has been a well-loved family home. This original treasure presents a generous canvas as it sits over 2 lots. Remove the house (STCA) and build 2 new homes, or retain the original house to create your modern masterpiece, renovate and profit. Or landbank and rent out around \$500-\$550 per week. This genuine opportunity MUST be sold on or before auction.- Original 1960's 5-bed character residence on 810m<sup>2</sup> - Two lots, with 20m frontage (10.3m each) near level block slopes gently upward at rear on high side of the street- original timber floors under floor coverings, 2 aircons, solid hardwood home- Exciting opportunity to add-value and renovate or remove (STCA)- High-set home with renovation and redevelopment potential - Living area, dining space, functional kitchen and sunroom/study - Family bathroom with bath and shower; 2 toilets in house- 1 street away from IONA College - walk to school! This area is undergoing rapid gentrification and is close to the Wynnum Esplanade and dog parks, many cafes and the lifestyle that only Wynnum can offer you. The seller reserves the right to sell on or before the auction date at their own discretion without prior notice. All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement. No price guides can be given and the buyer needs to conduct their own research/due diligence to determine a suitable value, it is imperative to emphasize that any decision-making regarding the final decision on pricing should be made after conducting your own thorough research and assessment.