

**4 Mascar Street, Upper Mount Gravatt, Qld 4122**



**House For Sale**

Wednesday, 19 June 2024

4 Mascar Street, Upper Mount Gravatt, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 627 m2**

**Type: House**



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## FIRST TIME OFFERED TO MARKET

A VERY SPECIAL OPPORTUNITY IS ON OFFER HERE AT 4 MASCAR STREET, NEVER SOLD BEFORE THIS HOME IS ON THE MARKET FOR THE VERY FIRST TIME. THIS PROPERTY IS OFFERED FOR SALE 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) This little cutie ticks all the boxes and more and will attract investors ready to grab the chance and landbank this 627sqm block for future redevelopment, or, for keen renovators to swoop in and restyle this mid-50's beauty. This house is currently tenanted (lease ending November 2024). The land site holds a prime corner position on Tryon and Mascar Streets where the zoning is set to permit high density residential for strata-apartment buildings up to 8 storeys. Neighbouring blocks have been developed successfully with apartment complexes in recent years. Located just a few minutes from Westfield Garden City, a stroll to Coles Plaza and Palmwoods Centre, it has superb connectivity and convenience. Is close to significant employment hubs, excellent transport access and great schools. Oh and it's only 25 minutes into the CBD! The land is approximately 45m depth with over 15m frontage on Mascar Street, with the back of the block tucked in behind two allotments facing Tryon Street. (And, you just never know, those owners might be keen to sell too, which would expand the development potential even further). Of course, another option for home builders or developers is to knock down the existing dwelling and rebuild a large-scale two storey home, or a duplex sharing one title. There's lots of options to consider here. For those that love retro renos, you may wish to complete the revamp of this well-preserved original house which has so many endearing features. In addition, it could easily be extended into the back garden to provide additional living space, or another bathroom. The other big benefit is the large independent garage which connects via a covered patio area. Suitable for two cars plus plenty of room for equipment storage or trailer, this space could convert into a granny flat to be rented out without much effort or budget. Some of the character features you'll find inside include:

- Red brick base and stucco exterior finish to both the house and large garage
- Terracotta roof tiles on the roof of the house. Owner built by registered builder/carpenter, completed in 1957
- Hardwood timber flooring and exposed decorative woodwork and integrated display cabinetry in the lounge.
- High ceilings with plaster walls and ornate cornices in the main living areas and bedrooms.
- Checkerboard vinyl floors to kitchen / diner
- Mid century modern kitchen with original cabinetry that has been nicely updated.
- Built-in dresser, timber headboard, underbed storage and built in timber fronted cupboards and drawers in master bedroom.
- New A/C units in bedroom 1 and 2.
- Fitted cabinetry also in second and third bedrooms.
- Terrazzo floors to bathroom with original vanity and bathtub. New plumbing from mains to all fixtures.
- Updated power box and electrical system and safety check of all power points.
- Updated compliant and maintained integrated fire alarm system.
- Three bedrooms in total with one bathroom and a separate laundry
- Relatively Flat

627SM Block In HDR1 Zoning Recently painted and decorated it does have a welcoming vibe that is totally livable and would make an amazing home to live in. The lovely gardens with established fruit trees have been cared for over the years leaving areas for relaxation, play and pottering, or create the chance to update. Add an entertainment area and modernize if desired. With so many choices we see high demand for this property so would urge you to connect with us at your earliest opportunity and book a time to inspect.\* 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](mailto: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.