

**546 Newnham Rd, Upper Mount Gravatt, QLD, 4122** 

## House For Sale

Monday, 28 October 2024

546 Newnham Rd, Upper Mount Gravatt, QLD, 4122

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Subdivision Potential | Low Density Residential**

Your vision starts here! Located within 200m of a Centre Zone exceeding 2,000sqm, now is the time to submit your offer to secure this property. Set on 622sqm in prime low density residential zoning, the property can be left untouched, renovated, or subdivided for a new development (subject to Council approval).

The upper level of this expansive home consists of an air-conditioned open-plan living and dining, that adjoins the kitchen. Enjoy the seamless indoor-outdoor flow with a private balcony perfect for unwinding after a long day. There are three good size bedrooms, all with robes and the principal bedroom serviced by an ensuite.

Internal stairs connect the upper living to the lower multi-purpose rooms, complete with a deck, laundry, bathroom and 2 car garage. The neat yard is bordered by a laneway to Tapscott Street.

This property will be on the list of investors, developers and those seeking a large home with the Upper Mount Gravatt address. The area is renowned for its family-friendly atmosphere and convenient amenities. With quality schools nearby, this location offers excellent educational opportunities. The area is also known for its beautiful parks and recreational facilities, making it ideal for active families and nature lovers. The vibrant local community enjoys easy access to shopping destinations and dining options, ensuring everything you need is within reach. For those wanting to travel further afield, the home is only a few minutes from the Pacific Motorway and the Gateway Motorway, connecting residents to all that Brisbane has to offer.

### **The Brief:**

- Low Density Residential zoning - 622sqm
- Subdivision potential (subject to Council approval)
- 3 bedrooms, with an ensuite servicing the principal
- Good sized air-conditioned open plan lounge and dining, adjoining well-equipped kitchen
- Walking distance to Westfield Mount Gravatt, public transport and local parks (Malinya Place Park 550m)
- Catchment for Upper Mount Gravatt State School (1.3km), and Macgregor State High (1.6km)
- Tenancy in place until early January 2025

This is the one you and your planner have been waiting for. For further information, to submit your offer to purchase, or to arrange an inspection contact the Agent - Louise Sanderson, Bill Hooper Real Estate on mobile 0499 088 515.

### **Disclaimer:**

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