

**70 Somerfield Street, Upper Mount Gravatt, Qld  
4122**



**House For Sale**

Wednesday, 19 June 2024

70 Somerfield Street, Upper Mount Gravatt, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



James Austin  
0733493370



Cooper McGrath  
0733493370

## Flat 612m2 Block | Wishart Catchment

POSITIONED ON A FLAT 612M2 BLOCK THIS WELL CARED FOR AND SOLID STUCCO POST WAR HOME IS ONE NOT TO BE MISSED. OFFERING THE LUCKY BUYER A PLETHORA OF OPTIONS, THIS ONE WILL NOT STICK AROUND. WE ARE SELLING 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) Located in a Cul De Sac street, the position of 70 Somerfield Street is unrivalled. Boasting a 20.3m frontage on a 612m2 flat allotment, this prime block is the perfect location and site to build your dream home (STCA) Positioned in the Wishart State School Catchment and one house out of the Mansfield High School Catchment area you can feel confident with great education on offer. Sporting a charming street appeal with casement windows, concrete front steps and Skillion roof, you will fall in love as soon as you pull up! The house itself is a well updated and immaculately maintained stucco home - built to last these homes are as sold as they come. Offering 3 big bedrooms, an open plan living dining space, updated kitchen and renovated bathroom, this home is absolutely perfect to be rented out or lived in immediately. Floating floorboards over polished floorboards, security screens, and a fully fenced yard complete this home. The property also boasts a huge purpose built rear double car lock up garage - a great space for vehicle storage or to be used as a workshop. Blocks and homes of this calibre are few and far between in Upper Mount Gravatt. Don't miss this one as you will be waiting a long time for the next! The many features of this property include:

- 612m2 Block
- 20.3m Frontage
- Prime site for knock down (STCA)
- Wishart State School Catchment
- Flat Block
- Stucco Home
- 3 Big Bedrooms
- Open plan living and dining area
- Updated kitchen
- Renovated bathroom
- Separate double car lock up garage
- Floating floorboards over polished floorboards
- Security Screens
- Fully fenced yard
- 200m to Upper Mt Gravatt Tri Care
- 950m to Mt Gravatt Plaza Shopping
- 1.5km to Westfield Garden City
- 1.5km to Griffith University
- 850m to Wishart State School (catchment)
- 1.8km to Mount Gravatt High School (catchment)
- 12km to CBD

\*subject to reserve price ^direct line 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.