

**72 Norton St, Upper Mount Gravatt, QLD, 4122**

**coco**

**Sold House**

Sunday, 6 October 2024

72 Norton St, Upper Mount Gravatt, QLD, 4122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Prime Position - Perfect 1st Home on 486m2 of Land

What a fantastic opportunity to secure a home in one of the best locations right here in the heart of UPPER MOUNT GRAVATT.

Whether you looking to buy to move in, add to your investment portfolio or use this money making opportunity by going 5 storey's high. It's all up to you! \*STCA

This quaint two bedroom home is a must see. It has been tastefully renovated maintaining the charm of yesteryear with a modern touch. Hardwood timber floors throughout, fully tiled bathroom and a kitchen designed with functionality and style in mind. The two bedrooms are air-conditioned.

External attributes of the property are separate single lock-up garage, well sized flat yard and the home itself has been fully rendered and painter outside.

Features include:

- \* 2 good sized bedrooms with air conditioning
- \* Separate bathroom with additional 2nd toilet
- \* Kitchen/dining area combined
- \* Separate living area
- \* Great size private backyard with space for a pool
- \* Single lock up garage
- \* Under 1 year old - 2 Air conditioners, dishwasher and oven (Under Warranty)
- \* Land size 486m2 with 11.9m frontage

Location:

- \* Just a short walk to restaurants
- \* 350m walk to the Village COLES SUPERMARKET, Bakery and Cakes, Cafe and restaurants featuring boutique stores
- \* 400m walk to Upper Mount Gravatt Primary/State School
- \* 800m walk to Westfield's Garden City Shopping Centre
- \* 3.1km to Griffith University, Nathan Campus,
- \* 12km to Brisbane City CBD
- \* 23km to Brisbane Airport (All distances are approximate)

Money Spinner - Calling all developers and those looking to land bank:

LOCATED IN THE UPPER MOUNT GRAVATT PRECINCT (QPP-MDR - MEDIUM DENSITY RESIDENTIAL ZONE)

This will allow 5 storeys buildings subject to BCC approval. Examples of 3 buildings in the street shown in the photos section.

Be the first to inspect this Saturday or Sunday. Owners have purchased elsewhere... Must be Sold.

Disclaimer: We have in preparing this disclosure used our best endeavours to ensure that the information contained herein is true and accurate. No responsibility will be accepted for any and all liability in respect of errors, omissions, photos, inaccuracies or misstatements. Buyers are responsible to carry out their own research.

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Upper Mount Gravatt State School  
1913 Logan Road Upper Mount Gravatt QLD 4122  
0.46km  
PRIMARY, GOVERNMENT

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St Bernard's School  
1825 Logan Road Upper Mount Gravatt QLD 4122  
0.6km

PRIMARY, NON-GOVERNMENT

Clairvaux MacKillop College

1825 Logan Road Upper Mount Gravatt QLD 4122

0.7km

SECONDARY, NON-GOVERNMENT

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St Catherine's Catholic Primary School

388 Newnham Road Upper Mount Gravatt QLD 4122

1.04km

PRIMARY, NON-GOVERNMENT

MacGregor State High School

33 Wadley Street Macgregor QLD 4109

1.21km

SECONDARY, GOVERNMENT 7 - 12