

**33 Carrara Street, Mount Gravatt East, QLD, 4122**



## House For Sale

Wednesday, 20 November 2024

33 Carrara Street, Mount Gravatt East, QLD, 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Renovate or Develop

Offered for sale for the first time since 1974, this blank canvas awaiting the creative vision of renovators, first-home buyers, investors, and developers alike. Set on a generous 627m<sup>2</sup> block with an impressive 18.6m frontage, this property has the potential for subdivision (STCA), thanks to its prime location within 200m of local shops.

The home retains all its original charm with features that speak to its era. Inside, you'll find an open-plan lounge and dining area that connects to the original kitchen, fitted with a vintage CHEF electric cooktop and oven. The main living space is equipped with air-conditioning, providing year-round comfort. Accommodation comprises of three generous-sized bedrooms, with built-in cupboards in the master and third bedrooms. The main bathroom is equipped with a separate shower, bath, and vanity, and a separate toilet, for added convenience.

Stepping outside, the property offers a large, level block with a gentle slope towards the back, providing flexibility for future landscaping or extensions. The rear patio includes an external 2nd toilet and storage space tucked behind a roller door. A single carport and a lock-up garage with internal access lead to the laundry, making access to the home practical and convenient.

Beyond the home's original features, the location is simply unbeatable. Enjoy the convenience of local shops and public transport just a short walk away, while major shopping centres like Westfield Carindale and Westfield Mt Gravatt are just a quick drive. Easy access to the freeway adds further appeal, connecting you effortlessly to Brisbane's CBD and beyond. Also located within the popular Cavendish Rd State High School catchment.

Don't miss this rare opportunity to secure an original family home with vast potential in a thriving neighbourhood.

### At A Glance:

3 bed, 1 bathroom, 2 toilets, single level brick home  
First time offered for sale since 1974  
Amazing location, less than 200m from shops  
Ripe for renovation or subdivide (STCA)  
627m<sup>2</sup> block  
Cavendish Road State High School catchment

Submit your best offer by Tuesday 3rd December 5pm and have the opportunity to own this property. The seller reserves the right to change the date or accept a contract prior to the advertised date. Offers will be accepted or declined at the seller's discretion and the seller has the right to decline all offers and continue marketing the property after the set date.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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