

**45 Sunnydale Street, Upper Mount Gravatt, QLD,
4122**



House For Sale

Friday, 15 November 2024

45 Sunnydale Street, Upper Mount Gravatt, QLD, 4122

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



James Austin
0733493370

Owner Moved To Aged Care | Prime 647m2 Block

Positioned within the Mansfield High School and Wishart State School Catchments, this well maintained lowset stucco home on a 647m2 block is on the market to sell - Make no mistake the instructions from the owners are clear - we are selling, on or before Auction the 7th of December!*

Auction via In-Room and Online - 07/12/2024 @ 10:30am, if not sold prior
Auction Location - Ray White Mt Gravatt | 1450 Logan Road, Mount Gravatt East
Registrations start from 10:00am
(Phone & Online Registrations must be completed by 2pm day before Auction Day)

Located on a flat, 647m2 block within the Mansfield and Wishart School catchments, this well-kept, neat and tidy post war stucco home is one you can't afford to miss!
Private from the street with a secure front fence, this charming home has been extremely well maintained throughout its years, providing you with an easily liveable or rentable property.

Rarely in Upper Mount Gravatt are you presented with a dead-flat allotment - this makes knocking down and building your dream home all the more easy! (STCA)

With amazing and unobstructed views behind you to Mount Gravatt Mountain, the potential in this piece of real estate gold is unmatched.

Presented immaculately, this property offers you a large lounge area as soon as you step in. The floorplan flows seamlessly into the original eat-in kitchen.

The living quarters of the home include 3 big bedrooms and a well maintained single bathroom.

The backyard is large, offers a single carport, BBQ area and storage shed.

Situated in a highly desirable and sought after position and school catchment this great home will not be available for long!

The many features of this property include:

- 647m2 Flat block
- 16.1m Frontage
- Mansfield and Wishart School Catchments
- Unobstructed views to Mount Gravatt Mountain
- Well-maintained stucco post war home
- 3 Big bedrooms
- Single bathroom
- Large lounge room
- Kitchen with combined dining space
- Under House storage area
- Single car carport
- BBQ Area
- Large flat backyard
- Fully fenced yard
- Walking distance to Civic Fair, St Catherines & Wishart State School
- 110m to Wishart State School^
- 110m to St Catherines School^

- 250m to Civic Fair Shopping^
- 1.8km to Clairvaux MacKillop^
- 3.6km to Citipoint College^
- 1.5km to Mansfield High School^
- 1.6km to Westfield Garden City^
- 9km to CBD^

*subject to reserve price

^direct line

PARKING FOR OUR IN-ROOM AUCTIONS:

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

For all your home loan needs please get in touch with Christine at Loan Market!

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