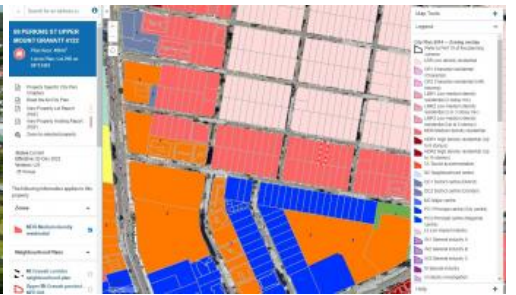


69 to 71, Perkins St, Upper Mount Gravatt



GREAT INVESTMENT – MEDIUM DENSITY ZONING – WALK TO GARDEN CITY SHOPPING CENTRE

TWO SEPARATE TITLES. LARGE 972m BLOCK. 24 METER FRONTAGE OFFERS OVER \$730,000 EACH

POTENTIAL MEDIUM DENSITY SITE (The code requires 800m2+ a frontage of 20m to be able to build 5 storey apartment "Subject to BCC")

Located in the developing suburb, Upper Mount Gravatt, this property is situated within a medium density residential zone, this is an opportunity that you don't want to miss out on, so act fast. Offering two sizeable 486m2 lots are perfectly liveable dwellings, or one large lot, 972m2, ready for development.

Currently tenanted, generating \$3,800 per month in rent, alternatively this is a fantastic opportunity to add to your rental portfolio – with countless other endless opportunities. Whilst it is the suburb that is sought after, it has amazing future growth – an investor's dream. Within a short 300m walk to the City Bus and Supermarket, a short drive to MacGregor State High School, Upper Mt Gravatt State School, and Westfield Garden City, it is perfectly located. What more could you want?

For more information see the [Brisbane City Plan](#) for this house.

These two homes are on a lease until January 2024. In total, you have 6 bedrooms and 2 bathrooms. Cosy home with polished timber flooring and

🛏 6 🚿 2 🚌 3 📏 972 m2

Price	SOLD
Property Type	Residential
Property ID	1163
Land Area	972 m2

Agent Details

Bill Hooper - 0403 967 866

Office Details

Mansfield
PO Box 39 Mansfield QLD 4122
Australia
07 3349 8844

Bill Hooper
REAL ESTATE

large yard for the kids to play in, you can have your personal touches added to become your dream environment. Additional features for properties include single carport, covered porch, and a modern bathroom.

You must take advantage of this once in a lifetime opportunity. This rare prospect will go quick, so don't hesitate to contact Bill Hooper today on 0403 967 866 to arrange your inspection.

Features:

- Two blocks: 486m² each
- 40.2m x 24.2m block in total 972 SQM
- Two livable dwellings
- Medium density residential zone
- Quiet and elevated in excellent location
- Macgregor State High School 1.7 KM
- Upper Mount Gravatt State School 320 M
- 3-minute drive to Westfield Garden City
- 300 meters to City Bus
- 300 meters to Coles
- Parks and amenities nearby
- Polished timber floors
- Low maintenance family home
- Fully fenced yard at rear
- Modern bathroom with separate bath
- Modern kitchens with dishwashers

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.