



50 Broadwater Road, Mount Gravatt East

SOLD BY ERFAN BABAIE & KEVIN AHN

Lucratively positioned within the proposed Mt Gravatt Centre renewal precinct in a pocket that could be lifted to Low-to-medium density residential (LMR) zoning, 50 Broadwater Rd is a potential land development opportunity with exceptional prospects - allowing you to reap a solid rental return off the existing 4-bed home while plans brew away in the background (STCA).

Highlights:

- Substantial 647m² block inside Mt Gravatt's proposed urban renewal precinct
- Potential for LMR rezoning, allowing for lower-scale apartments, townhouses, houses (STCA)
- Precinct plans aim to transform this popular SE corridor into a vibrant urban village
- Already just a short walk to Mt Gravatt Plaza, city/Westfield buses & Mt Gravatt Markets
- Existing character home, extensively upgraded & easily rentable for a solid return

The vision for Mt Gravatt Centre is to create a vibrant and distinctive urban village - a welcoming place that supports more people to realise their dream of living close to workplaces, shops, transport, services

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Please Call

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 **LJ Hooker**

and parks. It would see a revitalised high street and renewed office, shopping and entertainment areas along Logan and Creek Rd's, well-connected shady pathways, new buildings embracing Brisbane's sub-tropical outdoor lifestyle, and new homes close to transport, shops, services and recreation.

Securing this block will put you in the driver's seat of this area's exciting potential transformation. 50 Broadwater Rd is in a pocket within the draft precinct plan that's currently proposed to move from low-density housing to low-to-medium density - which would expand the site's development potential (STCA).

Whatever the future holds, you've scored the keys to a rent or move-in ready house with character and contemporary comforts. This 1950's era home has a swish new kitchen, 2 renovated bathrooms, bill-busting solar panels, and an airy covered timber deck overlooking a grassy yard.

Plus, this location is already incredibly convenient with Mt Gravatt Markets across the road, Mt Gravatt Plaza only a 10-minute walk - and even less than that to reach parks and bus stops to get to Clairvaux MacKillop College, Westfield Mt Gravatt or into town.

See this site through developer's eyes and be bid-ready at auction!

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020

MORE DETAILS




Property ID	B3R6F4R
Property Type	House
Land Area	647 m2
Including	Air Conditioning Toilets (2) Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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50 Broadwater Road
**MOUNT GRAVATT
 EAST**

-  4 Bed
-  2 Bath
-  1 Car

Internal : 117m²
 External : 41m²
 UHS : 100m²
 Shed : 26m²
 Total Area : 284m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

