




Sold

1 Pitcairn Street, Mount Gravatt

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## LAND BANK - SUBDIVISION POTENTIAL !

Sold off-market for \$1,470,000, after being transacted for \$190,000 less only six months prior! This result reflects the strong and consistent demand for well-positioned sites offering scale and long-term opportunity in Mount Gravatt.

Set on a prominent 617m<sup>2</sup> corner allotment, this property presented an outstanding acquisition for buyers seeking future development potential in a tightly held inner-south pocket. The corner position, combined with the size and proportions of the land, made it a particularly compelling opportunity for a range of buyer strategies.

The existing three-bedroom, one-bathroom home provided a practical holding scenario, while the true value lay in the underlying land and its strategic position. This balance of immediate usability and long-term upside proved highly attractive to the eventual purchaser.

Positioned close to major transport corridors, shopping precincts, schools, and key amenities, the location continues to be one of Mount Gravatt's most reliable and sought-after residential pockets. A strong example of how well-located sites with genuine future potential continue to attract decisive buyer interest.

**FOR SALE**  
OPEN TO OFFERS !

### AGENTS

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### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

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.

 **LJ Hooker**

If you would like to learn more about the result please reach out to Dean & Harry today to see how we can help achieve a similar result for you!

**FEATURES:**

- " Expansive 617m<sup>2</sup> corner allotment.
- Three-bedroom, one-bathroom home.
- Single-car accommodation.
- Prominent corner position with excellent access.
- Existing dwelling providing holding income potential.
- Strong development potential (STCA).
- Well-proportioned block suitable for a range of future outcomes (STCA)
- Located close to shops, transport, schools, and major arterial roads.

**MORE DETAILS**

Property ID	1EHRF4N
Property Type	House
Land Area	617 m2

**Dean Hamilton 0400 799 447**

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