



18 Rockingham Street, Mount Gravatt

SOLD BY THE FLORENTZOS TEAM

Opportunities of this calibre are increasingly rare in Mount Gravatt. Positioned on 607m² of LMR2-zoned land, perfect for an investor seeking a secure landbank, or homeowner looking to get into the market, or build your dream house - 18 Rockingham Street is a chance not to be overlooked.

Top 5 Features at a Glance:

1. 607m² LMR2 block - so much potential.
2. Existing 3 bed, 2 bath dwelling.
3. Previously rented for \$570/week - great holding income potential.
4. Prime site to build your dream home or explore other opportunities (STCA)
5. Walk to schools, shops, bus stops; minutes to Westfield & Griffith Uni

With a balance of style and functionality, these homes are poised to attract professionals, young families and downsizers alike. Importantly, with approvals already secured, the heavy lifting is complete - the incoming buyer can step straight into a shovel-ready opportunity.

3 2 0

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Partners
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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.



The home is neat, functional and currently vacant, ready for an incoming homeowner or tenant. Inside are three bedrooms, two bathrooms, timber floors, ceiling fans and a large covered deck at the rear. The kitchen includes a dishwasher and electric cooking, while natural light and solid hardwood floors lend warmth to the interiors.

The landholding itself sits within a precinct already showcasing modern townhouses and small-scale residential projects, confirming the area's appetite for development. Zoned LMR2, the block ticks every planning box and enjoys a frontage and depth suited to multi-residential construction.

Location is another key driver. From this address, residents can walk to Mount Gravatt Primary and High Schools, St Agnes Primary, local bus stops and the Homemakers Centre. Within minutes by car lie Clairvaux Mackillop College, Westfield Mount Gravatt, The Village Upper Mount Gravatt, Griffith University and easy motorway access - all reinforcing the site's connectivity and lifestyle appeal.

18 Rockingham Street is a rare blend of certainty and potential in one of Brisbane's most in-demand growth corridors. Secure it today - a great investment in the heart of Mount Gravatt.

Contact Peter Florentzos and Kathy Lu to register your interest - this is an opportunity you cannot miss.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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MORE DETAILS

Property ID	B3GPF4R
Property Type	House
Land Area	607 m ²
Including	Toilets (2)

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor |
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Kathy Lu 0448 614 495

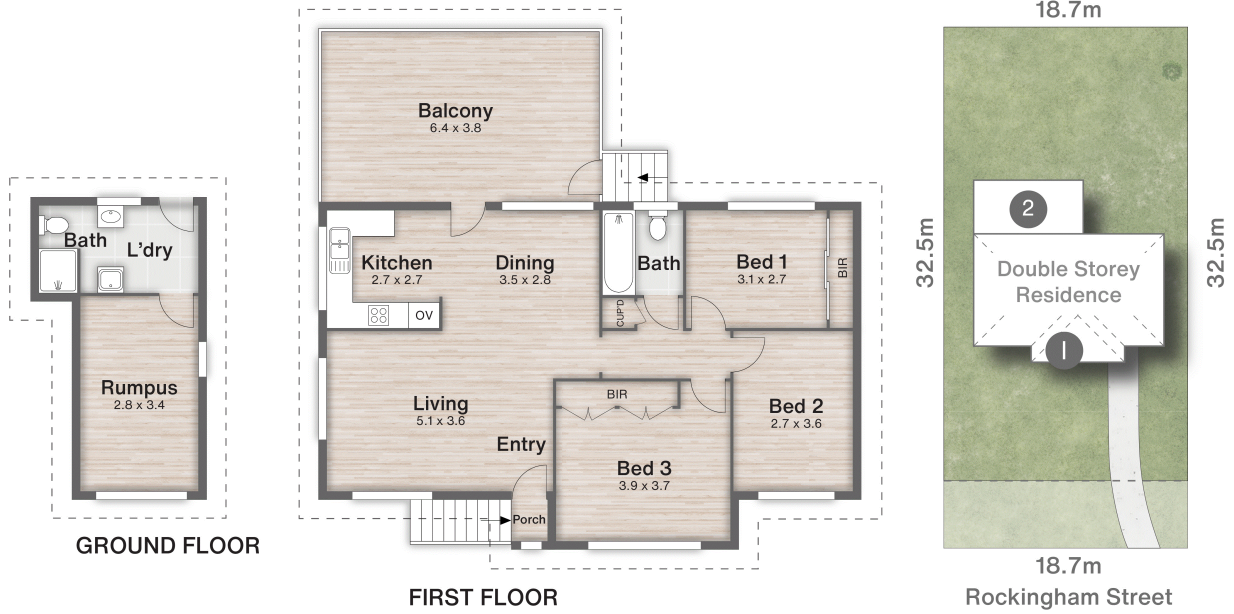
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- 1 Porch
- 2 Balcony



18 Rockingham Street MOUNT GRAVATT

3 | 2 | 128m² | 607m²



DISCLAIMER

This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.