



**1,456m<sup>2</sup>**

**SOLD**

44.7m

**LJ Hooker** Property Partners



## Upper Mount Gravatt, 25 Cremin Street

**SOLD BY ALEX FAN**

Land ahoy! A cruisy 5-minute wander down Cremin Street to the southside's most popular one-stop destination for fashion, film, and food, this prime piece of real estate presents endless possibilities - limited only by one's imagination (STCA).

### Highlights:

- A substantial 723m<sup>2</sup> level block with a generous 16.7m frontage onto Cremin St
- Exceptional location - walk to Westfield, city-bound buses, parks & local schools
- Have a vision of your ideal home? Knock down and rebuild your dream abode here (STCA)
- Scope to push total land size to 1456m<sup>2</sup> for developers looking to build apartments (STCA)
- With more land comes even more options - a chance even to create 3 separate sites (STCA)



**For Sale**

Please Call \_\_\_\_\_

**View**

[ljhooker.com.au/B1ZPF4R](http://ljhooker.com.au/B1ZPF4R)

**Contact**

**Kosma Comino**

0438 365 222

[kosmacomino@ljhpp.com.au](mailto:kosmacomino@ljhpp.com.au)

**LJ Hooker**

**Disclaimer:** 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 Property Partners**  
**07 3344 0288**

As far as southside locations go, this is one of the best. Not only can you walk effortlessly over to Westfield Mt Gravatt for daily shopping needs, a trip to the library, the cinema, or a meal with mates, but it's also just a stroll to bus stops heading to Griffith Uni along Kessels Rd or expressing it into the city along Logan Road.

Whatever you end up doing here, the future residents or tenants will put a high value on the fact that this address gets you zoned for both Upper Mt Gravatt State School (only a 10-minute walk away) and MacGregor State High (2 minutes' drive).

You're also centrally positioned to easily jump on either the Pacific Motorway into town or the Gateway for trips to the airport, Gold/Sunshine Coasts.

For a sweet slice of the south you can sit on for a while or action your plans ASAP, look no further.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 74 512 885 661 / 21 107 068 020

## More About this Property

<b>Property ID</b>	B1ZPF4R
<b>Property Type</b>	House
<b>Land Area</b>	723 m <sup>2</sup>
<b>Including</b>	Air Conditioning Built-in-Robes

### **Kosma Comino 0438 365 222**

Partner & Agent/Independent Contractor | [kosmacomino@ljhpp.com.au](mailto:kosmacomino@ljhpp.com.au)

### **LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



**Disclaimer:** 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 Property Partners**  
**07 3344 0288**