

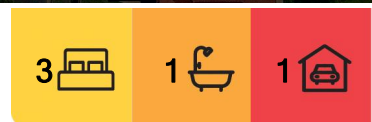
Upper Mount Gravatt, 25 Cremin Street

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 723m² 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 1456m² 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

Contact
Kosma Comino
0438 365 222
kosmacomino@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

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

Property ID	B1ZPF4R
Property Type	House
Land Area	723 m ²
Including	Air Conditioning Built-in-Robes

Kosma Comino 0438 365 222

Partner & Agent/Independent Contractor | kosmacomino@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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.