



42 Nagle Street, Upper Mount Gravatt

SOLD BY ERFAN BABIE & KOS COMINO

On a substantial corner block less than 10-minutes' walk to Westfield Mt Gravatt, this versatile highset is brimming with potential and essential viewing for first time buyers and investors.

Highlights:

- Move-in/rent-ready brick-veneer highset with grassy surrounds & some internal upgrades
- Updated floors (carpet/hybrid timber) in the upstairs lounge & adjacent kitchen/meals area
- Original carpets/wallpaper in the 3 beds, the bathroom partially updated with a new shower
- Scope to refit the kitchen (STCA) with new tiles, joinery & appliances - but functional as is
- 2 multi-purpose rooms below off a basic laundry/kitchenette space & the double garage

While there's lots you could do to add value to this home, it's good to know that - if you wanted to - you could rent it out or move in yourself, immediately post settlement.

As is, this spacious highset offers a bright and airy upper-level living solution. Accessed internally via a staircase from the entry foyer, the

4 2 2

FOR SALE
Please Call

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LJ Hooker

fan-cooled lounge has modern carpet underfoot and opens through sliders onto an l-shaped tiled balcony with leafy district views.

In the adjoining kitchen/dining area there's hybrid flooring, and while the culinary hub is functional with a gas cooktop, rangehood and dishwasher, it could be refurbished (STCA) to suit your style.

Branching off a central hallway are 3 bedrooms, 2 with BIRs and a third with a WIR, as well as a bathroom with shower, tub and vanity and a separate self-contained powder room. In the beds, the carpet and wallpaper are original and easily updated, and while reno inroads have been made in the bathroom with the introduction of a new shower recess, a tiling refresh would work wonders!

Downstairs, the double garage connects past a compact bathroom (shower separate to the toilet), into a rudimentary kitchenette/laundry space. There are also 2 carpeted multi-purpose rooms down here, with this whole level awaiting bright imaginations to better use the abundant space at hand.

Any investment you make beyond securing this property will only further leverage this prime position. In addition to its proximity to vibrant Westfield Mt Gravatt, where you can catch a bus into town, it's a 15-minute walk to Upper Mt Gravatt State School and about 20 to MacGregor State High.

Don't miss this opportunity to grab a holding with immense potential in Mt Gravatt heartland.

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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	B3R4F4R
Property Type	House
Land Area	582 m2
Including	Toilets (2) Balcony Built-in-Robes Fully Fenced

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42 Nagle Street
UPPER MOUNT
GRAVATT

-  4 Bed
-  2 Bath
-  2 Car

Internal : 234m²
External : 46m²
Shed : 3m²
Total Area : 283m²

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

