



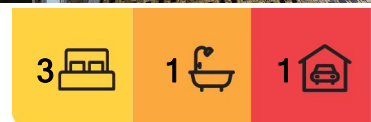
Upper Mount Gravatt, 523 Newnham Road

SOLD BY SHIRLEY CHOW & JACKSON CHOW

This modest 3-bedroom lowset is move-in or rent-ready just as it is, but savvy buyers will likely land bank this and explore the future development potential of such a high-profile site in a Medium Density Residential (MDR) zone (STCA).

Highlights:

- Substantial 546m2 block with MDR zoning for development up to 5 storeys (STCA)
- Existing brick lowset would make a fabulous first home for a young family or a great investment for a smart investor
- 3 good size bedrooms, large living areas, kitchen & bathroom, laundry and lock up garage
- Zoned for Wishart State School/MacGregor State High (3- & 5-min drive respectively)
- Bus stop up the road to Westfield Mt Gravatt exchange, or drive there in 3 minutes



For Sale
Please Call

View
l.jhooker.com.au/B29GF4R

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LJ Hooker Property Partners
07 3344 0288

If you're a first-time buyer looking for a place for yourself, this property is a strong contender given its proximity to quality local state schools, Westfield Mt Gravatt - for shopping, entertainment, restaurants and bus connections to get you further around Brisbane - and onto the Gateway Motorway.

The house is a good size for a small family, or group of friends if you're renting it out, with its bright and airy large lounge, separate meals area, a good-sized kitchen with lots of cabinetry, a nice bathroom, separate laundry and a lock up garage which can be used as a multi-purpose room or as a home office. Outside, there's little to manage that a run of the mower can't handle occasionally, with the house surrounded by fenced lawns.

Buyers running home businesses will also see the benefits of this location for exposure to potential new customers driving by, and the availability of plenty of off-street car parks.

Of course, the big dreamers will be looking into the scope that comes with MDR zoning and making their decisions accordingly!

Current tenants are moving out and owners are keen to sell, so skates on buyers - make your offers!

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 39 633 082 112 / 21 107 068 020

More About this Property

Property ID	B29GF4R
Property Type	House
Land Area	546 m ²

Shirley Chow 0419 747 988

Agent with Jackson Chow | shirleychow@ljhpp.com.au

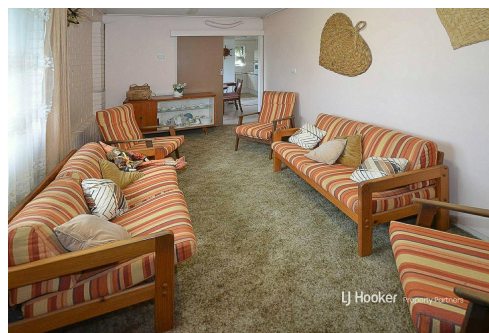
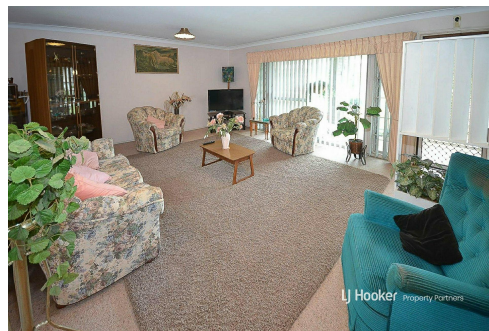
Jackson Chow 0435 998 468

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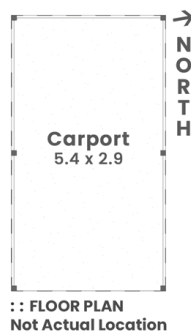
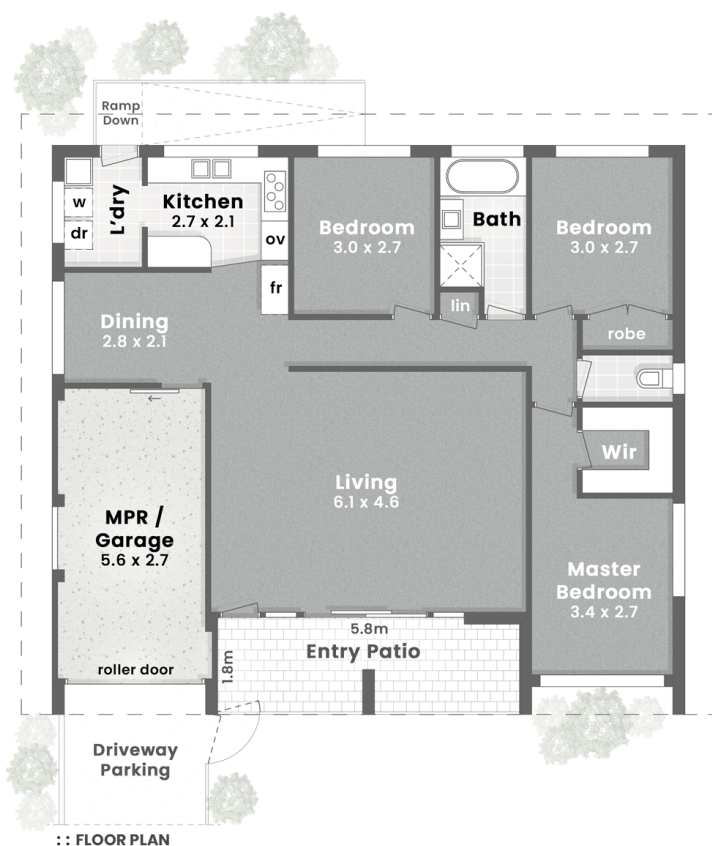
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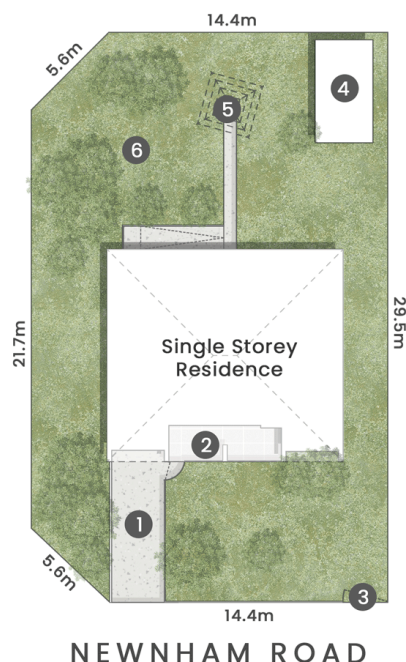
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SITE PLAN LEGEND

- 1. Driveway Parking | 2. Entry Patio
- 3. Side Access Gate | 4. Carport
- 5. Hills Hoist | 6. Fenced Yard



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523 Newnham Road
UPPER MOUNT GRAVATT

Internal 120m² | Patio 11m² | Carport 16m² | **Total 147m²**

546m² | 3 Bed | 1 Bath | 2 Car + Off-Street

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