



536 Newnham Road, Upper Mount Gravatt

The Renovated Powerhouse: 3 Bed + 3 Rumpus, Smart Tech & Subdivision Pathway

Just 400m from Westfield Mt Gravatt, this fully renovated, energy efficient smart home on a 610m² block delivers unparalleled flexibility for large families, home businesses, and savvy land-bankers.

The Development Upside(STCA)




A premium land banking asset. Preliminary Town Planner advice strongly supports 2 lot subdivision. Sitting just 230m from the Principal Centre Zone, it is perfectly positioned to capitalize on Brisbane City Council code changes. Enjoy massive utility now with a clear pathway for future development.

Smart Home & Efficiency

Control the 13kW Samsung ducted AC, LED lighting, and 3 keyless entry locks from anywhere via mobile apps. Energy costs are heavily slashed by a premium 11kW solar system and hot water heat pump.

The Dual Level Layout

- Upstairs: 3 generous bedrooms, a massive light filled living space, and an elevated east facing balcony.

3  3  2 

FOR SALE

PRICE GUIDE - \$1,500,000 PLUS

VIEW

By Appointment

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- Downstairs: 3 multi purpose rumpus rooms with individual AC and 3 independent external entries. Ideal for a home office, teen retreat, or separate extended family living.

Listing Highlights

- Location: 400m walk to Westfield Mt Gravatt. Meters to buses, Griffith Uni, and QEII Hospital.
- Education: Highly coveted MacGregor State High School catchment.
- " Future Proof: 610m² block with a town planner supported argument for subdivision (STCA).

Positioned in the prestigious MacGregor State High School catchment, this property also offers significant future value with subdivision potential (STCA). Powered by an 11kW solar system and hot water heat pump, this is a premium estate designed for both luxury living and strategic investment.

Listing Highlights

- The Renovated Lifestyle Powerhouse: The ultimate turnkey residence featuring a comprehensive renovation, elite schooling, and future development potential.
- Complete Smart Home Integration: Fully manageable via mobile apps for the Air Conditioning, Ceiling Fans, LED Lighting, and 3 Smart Doorlocks for keyless, secure access.
- Prime Location: Just 400m to Westfield Mt Gravatt (Garden City). Meters from buses, childcare, Griffith University, and Queen Elizabeth II Jubilee Hospital.
- Triple Separate Entry Access: Three separate external entries to the ground floor for maximum privacy and home business potential.
- Three Living Domains: Separate upstairs lounge, expansive downstairs multipurpose hub, and an elevated east-facing balcony.
- " Development Potential: 610m² block with subdivision potential (STCA).
- Elite Catchments: Located within the prestigious MacGregor State High School zone.
- Climate & Efficiency: 13kW Samsung ducted AC (up), individual split systems (down), 11kW Solar, and a hot water heat pump.

By utilising the ground floor's sprawling floorplan, you gain the functional freedom of a much larger estate, allowing you to separate your work life, your hobbies, and your rest without ever leaving home.

Beyond your front door, enjoy the unrivalled convenience this address provides. Walk 400m to the major hub of Westfield Mt Gravatt for your retail, dining, transport, and entertainment needs while commutes to Upper Mount Gravatt State School (1.3km) and Macgregor State High School (2.2km) make the school runs short and sweet.

Opportunities for this much versatile space and outdoor potential in the heart of Upper Mount Gravatt are rare and move fast. Whether you are an investor looking for a high-value asset or a family needing room to move, 536 Newnham is the answer

Disclaimer: This property is being sold without a price; the website may have filtered the property into a price bracket for website functionality purposes. Contact Mayank Patel on 0430402866 today for your exclusive tour.

Disclaimer: The information presented in this advertisement has been diligently prepared to ensure its accuracy and truthfulness. However, we bear no responsibility and hereby disclaim all liability for errors, inaccuracies, misstatements that may be found within. We strongly

advise potential purchasers to conduct their own thorough assessments and financial investigations to independently verify the information provided herein. We have also used virtual grass on the photos.

MORE DETAILS

Property ID	B4JNF4R
Property Type	House
Land Area	610 m2
Including	Air Conditioning
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

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Ground Floor

First Floor

This floor plan is not to scale. Areas and dimensions are approximate and therefore floor plan should only be used for illustrative purposes. Plants and furnitures are decorative only.

Approximate Total Building Size: 225 sqm

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