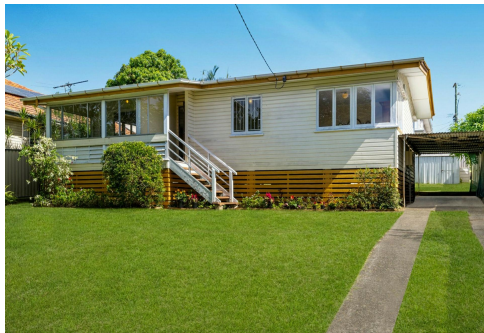




Boundaries and dimensions are approximate only.  
Interested parties should conduct their own independent enquiries.



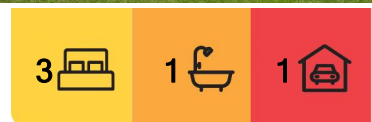
## Upper Mount Gravatt, 7 Kingsway Street

### SOLD AT AUCTION

Auction Location: Onsite

Register to bid online today; <https://buy.realtair.com/properties/160379>

Perfectly positioned across from Abbotsville Street Park, this property offers an unparalleled lifestyle in a vibrant family-friendly enclave. Nestled away from main roads, the home enjoys a peaceful setting while still being close to amenities. Located just 2.1km from the highly sought-after Mansfield State High School and within the school catchment, families will appreciate the ease of access to excellent education. A short 200m walk leads to the showgrounds, home to the Brisbane Sunday Markets, providing fresh local produce and a lively community atmosphere. Additionally, Central Fair shopping center is just 1.7km away, offering grocery stores and specialty shops, while the renowned Westfield Garden City is only a 2.6km drive.



**For Sale**  
**AUCTION**

**View**  
[l.jhooker.com.au/1EJKH31](https://l.jhooker.com.au/1EJKH31)

**Contact**  
**Brock Ward**  
0402 378 719  
[b.ward@l.jhookerproperty.com.au](mailto:b.ward@l.jhookerproperty.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 Annerley | Yeronga |**  
**Salisbury**  
**(07) 3848 7369**

Situated on a generous 556m<sup>2</sup> block with a 16.5m frontage, this post-war home presents a prime opportunity for redevelopment. The existing dwelling can be easily removed, offering a blank canvas for a stunning new build. With a prominent position across from the park, your dream home could take full advantage of the picturesque outlook. The block is relatively flat with a gentle slope towards the street, and its north-facing frontage enhances natural light throughout the day.

The current home is neat and tidy, featuring an original yet functional kitchen. Three well-sized bedrooms are positioned off the central hallway, while the open-plan living and dining area seamlessly connects to the kitchen. The kitchen itself boasts ample storage and quality appliances, ensuring everyday convenience. A charming sleepout/sunroom is located at the front of the home, adding versatility to the layout.

For those seeking a project, this residence is well-suited for an extensive renovation or a raise and build transformation. The home retains beautiful hardwood floors beneath the existing carpet, and its solid structure provides an excellent foundation for future enhancements. Whether you envision building your dream home, securing your first property, or undertaking a major renovation to create a spacious family retreat, this opportunity is not to be missed.

- North facing wide block
- Across from park
- Post-war home
- Mansfield State High Catchment
- Perfect First Home or Investment

This property will be sold quickly, contact your selling Agent Brock Ward to secure your inspection today.

To Register to bid please visit - <https://buy.realtair.com/properties/160379>

## More About this Property

<b>Property ID</b>	1EJKH31
<b>Property Type</b>	House
<b>Land Area</b>	556 m2
<b>Including</b>	Toilets (1)

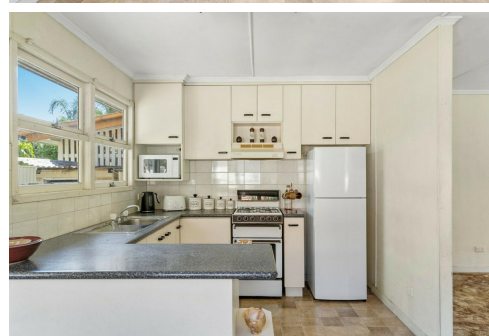
**Brock Ward 0402 378 719**

Sales & Marketing Consultant | [b.ward@ljhookerproperty.com.au](mailto:b.ward@ljhookerproperty.com.au)

**LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369**

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7 Kingsway Street UPPER MOUNT GRAVATT

3 | 1 | 1 | 129m<sup>2</sup>

**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

**LJ Hooker**

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