



**SOLD**

## SOLID HOME - POTENTIAL TO BUILD GRANNY FLAT BEHIND!

THIS SOLID 3 BED + STUDY HOME on a flat 607m<sup>2</sup> block, offers lifestyle and location plus an opportunity to own a property around the city fringe. This is your rare opportunity for the investors alike with lot of value add potential.

It has a large flat block with potential to build a granny flat (subject to council approval) behind the existing dwelling. A similar dwelling has been built next door on 51 Broadwater as well. The granny flats prices start from \$80k from several builders. Ask us and we can suggest a few options to you. Prelim search indicates that there is no sewer and stormwater infrastructure running thru the property and it is conveniently located at the front of the property. This allows for easy approvals renovation and building.

The spot is perfect to add extra value as there is open land behind with no neighbours. Mt Gravatt Showgrounds, right behind, offers a green and peaceful outlook. A secondary dwelling added here subject to council approval will offer good lifestyle for its residents. Buses are literally right at your door step and Logan road is so close too.

Once built, the home owner can get extra income from rent or use it as a home office, parent/teenager retreat, and man-cave. There are plenty of opportunities. The investors can enjoy multiple income from 2 properties on the same block. The value of land in this area has always seen positive growth.

There is also plenty on offer in this solid, north facing, lowset home. It features:

- 3 bedrooms plus 1 study/additional single bedroom,
- Near new bathroom & separate Toilet,
- Large air-conditioned lounge room and a good sized eat in kitchen,
- Internal Laundry and Single lock up garage and plenty of driveway space to accommodate a few more cars,
- Large fully fenced yard perfect for the kids and the pets.
- Water tank and new roof.

The home also offers wonderful scope and potential to renovate to add huge value in the future.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$530,000

**OPEN FOR INSPECTION:**  
N/A



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