



# SOLD

## SHOUT OUT TO ALL DEVELOPERS, LAND BANKERS, INVESTORS AND OWNER OCCUPIERS "MANSFIELD CATCHMENT" RARE AS HENS TEETH!!

This property is a "Diamond in the Rough" and has the potential to be subdivided (STCA) or renovated, the opportunities are endless.

Rent out the existing property whilst obtaining all your approvals, such a rare opportunity. Alternatively run your business from home, great frontage and easy access to arterial roads. Purchase to live within Mansfield State High School Catchment and Land Bank for future development.

Investors!, Rent and reap the rewards. This property is in need of some love, so bring your tool bag!!

### Property Features at a glance:

- 23.8m wide frontage over 35m depth
- 817m<sup>2</sup> block
- Comfortable 3-bedroom, 1 bathroom, plus study/utility room
- Open plan living
- Local cafes/ shops within walking distance
- Westfields (Garden City & Carindale) 6 min drive
- Expansive Outside Deck with amazing views
- 17min drive to Brisbane CBD

This is an incredible opportunity to purchase a development site within one of Brisbane's sought after suburbs.

Preliminary investigation with town planners for development has already been initiated. This property is NOT to be missed, Call now for a viewing.

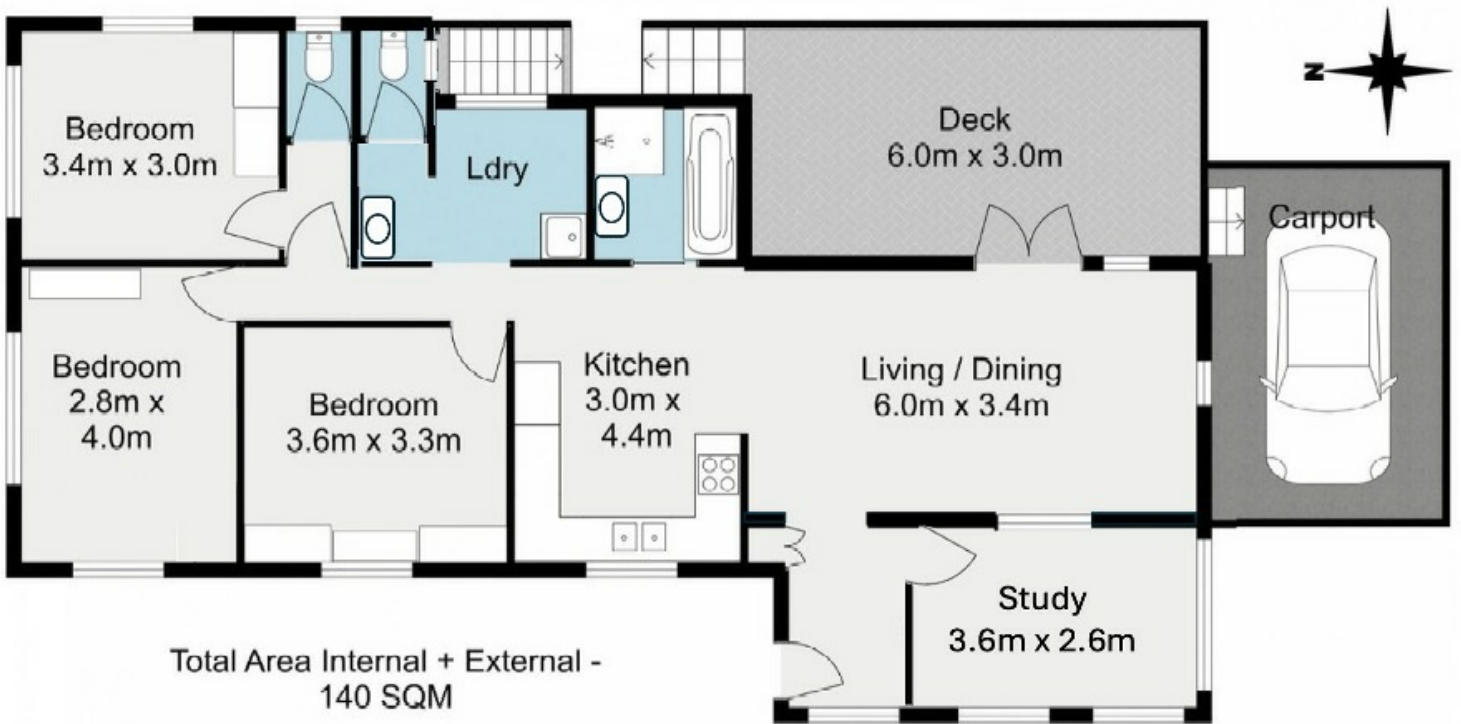
3 BED | 1 BATH | 1 CAR

PRICE:  
\$1,105,000

OPEN FOR INSPECTION:  
N/A



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## 110 Newnham Road, Mount Gravatt East

This plan is for illustrative purposes. Measurements are approximate. No responsibility is taken for errors, omission or miss-statement.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.