

Sold



45 Grosvenor Terrace, Deception Bay



Tidy High set – Great Location

Positioned on a 795sqm corner block less than 500 meters to the water this one is a must see for buyers seeking a relaxed beachside lifestyle or a savvy investor looking for quality tenants and to land bank for the future.

Located in the heart of the “Urban Neighbourhood” zoning this property is positioned to make the most of the new development opportunities in the area with a maximum building height of 27 metres permitted and medium and high density housing allowed including apartments, plexes, row or terrace housing and townhouses being strongly encouraged.

The current home is rented to great tenants with a lease in place until August 2018 with a return of \$345 per week. The home is light filled and spacious and oozes a lovely character. There are lovely polish floor boards, a renovated modern bathroom and ample room downstairs. There is a massive backyard with abundant space for a granny flat, additional dwellings, a swimming pool, shed or even to extend the foot print of the current property.

The home features:

- Fully fenced 795sqm corner block with 2 street access
- Iron roof

Upstairs:

- Polished timber floors and high ceilings
- Front sunroom at the entry of the home
- Open plan lounge and dining with reverse cycle air conditioner and ceiling fan
- 3 large bedrooms. The master bedroom has a window box air conditioner
- Renovated bathroom with a bath tub, shower, vanity basin, heat lamps and a toilet

Downstairs:

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Price	SOLD for \$445,000
Property Type	Residential
Property ID	843
Land Area	795 m2

Agent Details

Rachele Jones - 0432 834 733

Office Details

Clontarf
48 Hornibrook Esplanade Clontarf QLD
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- Large lock up storage room/workshop/ rumpus room
- Laundry
- 3 car lock up garage – massive space – great for vehicles, bikes and additional storage
- Separate toilet
- Lock up storage room

Extras:

- Large water tank for the gardens
- Covered entertainment area
- electric hot water system
- establish fruit trees
- side access from King Street into the rear of the property

The property is very well maintained and the tenants are excellent. There is a school across the road, shops nearby and public transport is a short walk way. Best of all the beach and café are at the end of the street.

If you are looking for a Cracker Jack property in the bay you will be hard pressed to find better than this one.

-NB: Development suggestions subject to council approval

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