

# FOR SALE

## LOCATION AND EASY LIVING LIFESTYLE!

If location, quality and security are foremost in your mind, then look no further! It is obvious to see why this Mt Gravatt property is so desirable. The townhouse is located right in the heart of Mt Gravatt, in a boutique complex of 4. Just a short walk to shops, cafes and within easy walking distance of public transport, plus situated near a range of great schools and high schools.

This tri level townhouse is spacious with a secure double lockup garage with separate lockable storage, reverse cycle a/c, en suite to the main bedroom, bathtub in main bathroom, built-ins in all bedrooms plus all three bedrooms have a balcony! Fantastic city views and cool breezes can be enjoyed all year round! There is a well-appointed kitchen with pantry and an open plan living area featuring a vintage oak floor that flows effortlessly onto the large sun drenched balcony.

More Features to this Lifestyle home!

- 3 Levels
  - 3 Spacious Bedrooms
  - Master with ensuite
  - Main bathroom with bathtub
  - Extra toilet on lower level
  - Engineered vintage oak flooring throughout
  - Polished stairs
  - Secure double garage parking & lockable storage
  - Balconies to all bedroom with city views
  - Built-in wardrobes
  - Gated courtyard
  - Air-conditioning in living area and 2 bedrooms
  - Laundry in garage
  - Ceiling fans
  - TV's in 2 bedrooms
  - Light and airy interiors
  - Plantation shutters, fly screens and deadlock & safety screen to front door.
- A short drive to major shopping centres - Garden City (3 kms) and Carindale (4 kms) plus Griffith Uni and Greenslopes Hospital all in close proximity.

**3 BED | 2 BATH | 2 CAR**

### PRICE:

Priced for a quick sale @ \$499k+ buyers!

### OPEN FOR INSPECTION:

N/A

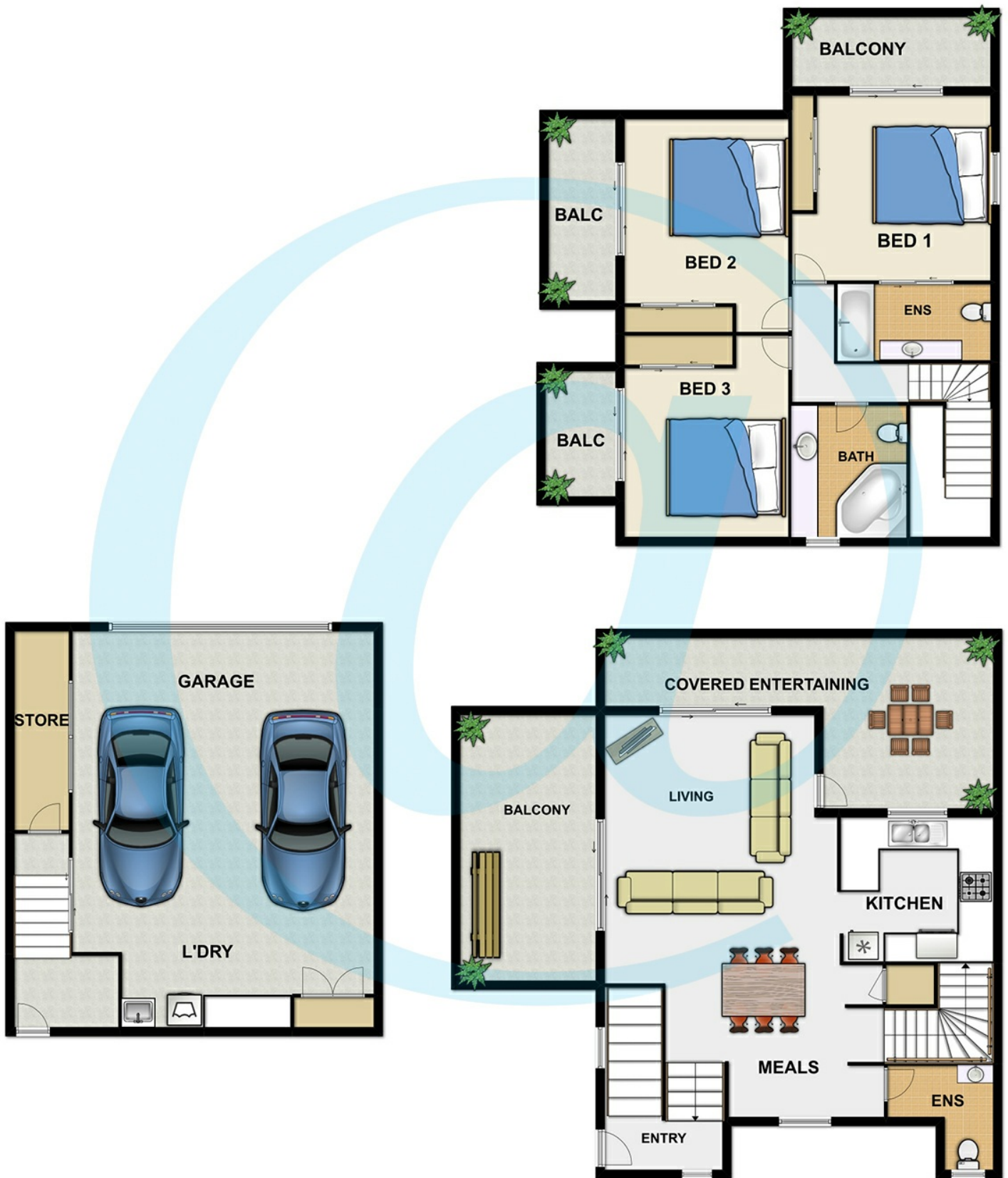


**Mark Perera**

**0417199875**

markperera@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.