



## FOR SALE

### LARGE FAMILY HOME ON 610M2

Solid family home, first time to hit the market in 50 years.

Well-appointed and charming in every way, this high-set home offers character features - put your own touches to this large home, for practical and low maintenance living with hardwood floors throughout and sliding doors open up to your north facing patio.

Positioned in an ever so popular pocket and within walking distance to the vibrant Mount Gravatt Village, this home is positioned in a quiet and peaceful street.

This extremely well presented and low maintenance property is situated on a 610m2 allotment and offers the whole package. Only with an inspection will one truly appreciate all the benefits this marvelous home and outstanding location have to offer.

A snapshot of key features bound to impress include:

- Polished hardwood timber flooring throughout
- Gorgeous high ceilings and cornices
- Large casement windows providing natural light, fresh air and views
- Open plan living & dining
- Built-in wardrobes
- Spacious kitchen
- Large covered front and rear patios
- See floor plan for the area under (massive storage area or work shop)
- Big front yard and backyard spaces, surrounded on all sides by beautiful greenery
- Minutes to Garden City and Carindale Shopping Centre
- Walking distance to the Mount Gravatt Showgrounds
- Easy access to major roads and bus routes
- 8km to the CBD
- Wardle Street Park close by
- Anna Meares Velodrome and Queensland State Netball Centre, short drive

Be quick Call Adrian Now !

3 BED | 1 BATH | 2 CAR

PRICE:

offers over \$899,000

OPEN FOR INSPECTION:

N/A



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## 25 Marlene Street, Mount Gravatt East

Total Area: Approx. 335.2 m<sup>2</sup>

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should make their own enquiries



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.