

1/9 Troubridge Street, Mount Gravatt East, Qld 4122



House For Sale

Thursday, 13 June 2024

1/9 Troubridge Street, Mount Gravatt East, Qld 4122

Bedrooms: 5

Bathrooms: 4

Parkings: 1

Type: House



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FOR SALE

We invite you to explore the charm and sophistication of 1/9 Troubridge Street. Situated in the vibrant suburb of Mount Gravatt East, this generous property seamlessly blends classic design with modern comforts, creating a residence that is both functional and stylish. Designed with dual living in mind, this home features five spacious bedrooms and four bathrooms, offering flexible living arrangements for extended families or those seeking additional rental income. The lower level includes two bedrooms and two bathrooms, providing a private and comfortable space. The upper level boasts an additional three bedrooms and two bathrooms, including a master ensuite, all thoughtfully designed with modern fixtures and finishes. Located upstairs, the central living, kitchen, and dining area form the heart of this home. This space, original to the home yet updated, showcases a renovated kitchen, high ceilings, and polished timber floors that elevate the ambiance. Flooded with natural light pouring in through large windows, the area exudes a welcoming and airy atmosphere. The downstairs area of this home has been expertly built-in, featuring modern finishes that provide a stylish and functional living space making it ideal for dual living arrangements. With its own living area, the downstairs area offers both comfort and versatility, perfect for accommodating guests, extended family, or even generating rental income. The seamless blend of modern design and practicality ensures that this space meets all your needs. Stepping outside, the 274sqm property on a 263sqm lot features a street-facing frontage with a fenced yard, perfect for children and pets to play safely. Currently leased at \$850 per week until September 2024 (updated rental appraisal of \$950 - \$1000 per week), this property presents an attractive opportunity for investors seeking steady rental income and owner-occupiers looking for a future residence with modern comforts and dual living potential. Whether you're seeking a prime investment opportunity or a new place to call home, this property delivers on every front. The owner is eager to sell this gem, making it an exclusive opportunity for astute buyers seeking value and distinction. Key Features:- Five spacious bedrooms.- Four bathrooms, including two bedrooms with ensuites. - Modern kitchen and additional downstairs kitchenette.- Secure single car garage.- Fenced yard, perfect for children and pets. For further details or to arrange a viewing, please contact us today! Don't miss out on this rare opportunity to own a piece of elegance in Mount Gravatt East. This property is sure to impress and provide a comfortable, stylish home for its next owner.