

10 Lauder Street, Mount Gravatt East, Qld 4122

Townhouse For Sale

Friday, 3 May 2024



10 Lauder Street, Mount Gravatt East, Qld 4122

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 138 m2

Type: Townhouse



Andrew Boman
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Morgan Tickner
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FREEHOLD TOWNHOUSE - MUST BE SOLD!

THE CURRENT OWNER HAS MOVED TO A RETIREMENT VILLAGE AND HAS MADE THE DIFFICULT DECISION TO SELL! LOCATED IN A MODERN STREET FRONTED, NO BODY CORPORATE BOUTIQUE COMPLEX IN THE HEART OF THE MOUNT GRAVATT CENTRAL PRECINCT. MAKE NO MISTAKE, WITH A GENUINE REASON FOR SALE THIS PROPERTY WILL NOT LAST! Auction via In-Room and Online: 22/05/2024 from 6:00pm, if not sold prior Auction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) This home enjoys a strategic location just a short stroll away from convenient public transport options and the vibrant Mount Gravatt Central Precinct. As you step inside the inviting ground floor of the modern residence, you'll be greeted by an expansive open-plan (high ceilings) living & dining area that sets the stage for comfortable living with an oversized lounge/media room on the lower level. This welcoming space is thoughtfully designed, featuring the added comfort of refreshing air-conditioning, ensuring year round comfort. The interior design showcases a tasteful natural colour palette that enhances the sense of spaciousness and luminosity. The well-appointed kitchen is a highlight, offering not only ample bench space but also innovative storage solutions that cater to modern living. Stepping outside, you'll discover an outdoor patio area that has been thoughtfully designed with a focus on providing privacy, effectively extending your living space to the outdoors. This inviting patio seamlessly connects with the interior, creating a harmonious flow that encourages relaxation and alfresco entertaining. Upon ascending the staircase, you will encounter three generously sized bedrooms designed with an emphasis on comfort and relaxation. Each of the bedrooms is thoughtfully equipped with built-in wardrobes, creating ample storage for your belongings. The master bedroom, in particular, presents an elevated level of convenience, featuring an ensuite bathroom and a private balcony, elevating your residential experience to one of true luxury and privacy. The many features of this property include:

- Three generous bedrooms, all with built in wardrobes
- Spacious additional media room
- Main bedroom with ensuite
- Open plan living and dining
- Modern kitchen
- Outdoor patio
- Solar Panels
- Single remote lock up garage
- 500m[^] to Mt Gravatt Plaza
- 1km[^] to Mount Gravatt Lookout
- 1.7km[^] to Griffith University, Mount Gravatt Campus
- 800m[^] to Mount Gravatt State High School
- 1km[^] to St Agnes Primary School
- 3.1km[^] to Westfield Mt Gravatt
- 9km[^] to the CBD*subject to reserve price[^]direct line

PARKING FOR OUR IN-ROOM AUCTIONS:

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: christine.junidar@loanmarket.com.au: <http://www.loanmarket.com.au/christine-junidar> All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.