

**11/20 Calonne Street, Upper Mount Gravatt, Qld  
4122**



**Sold Townhouse**

Monday, 23 October 2023

11/20 Calonne Street, Upper Mount Gravatt, Qld 4122

**Bedrooms: 3**

**Bathrooms: 2**

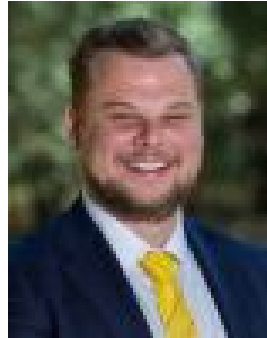
**Parkings: 2**

**Area: 140 m2**

**Type: Townhouse**



James Austin  
0733493370



Sam Palmer  
0733493370

**\$660,000**

LOCATED WITHIN THE WISHART STATE SCHOOL CATCHMENT AND OFFERING A LARGE BACKYARD, SEPARATE GARAGE AND STUDY ROOM THIS LARGE TOWNHOUSE IS SPECIAL. MAKE NO MISTAKE THE OWNER HAS MADE A TOUGH DECISION AND WE WILL BE SELLING ON OR BEFORE AUCTION, THE 14TH NOVEMBER\* Auction via In-Room and Online - 14/11/2023 @ 6:00pm, if not sold prior. Auction Location - Mt Gravatt Bowls Club, 1873 Logan Rd, Upper Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) Situated in the ever-popular suburb of Upper Mount Gravatt and located within the Wishart State School Catchment sits this very special 3 bedroom townhouse. Offering the lucky buyer a huge backyard, side access, a separate garage, 3 bedrooms + study nook and much more, a townhouse of this quality is few and far between. As you enter, you are greeted by a study nook or second living area, very rare in townhouses across south east Brisbane. As you walk down the hallway the interior of the property showcases an open plan living concept, with a large modern kitchen acting as the hub of the home which flows seamlessly to the living and dining area. Sliding doors grant you access out the entertainers patio, offering a great space for outdoor dining and living. Down a few steps sits the large backyard. Flat and easy to maintain this feature is a stand out and offers a space not often seen in townhouses. The living quarters of the home is completed by 3 large bedrooms, all with wardrobes, air conditioning and the master bedroom boasts a walk-in wardrobe and well appointed ensuite. The main bathroom is located upstairs and services the rest of the bedrooms, while a third toilet is located downstairs next to the internal laundry. Outside boasts a separate 1 car lock up garage or storage room, along with extra storage under the stairs. The many features of the townhouse include:

- 3 large bedrooms with built in wardrobes and air conditioning
- Master bedroom with walk in wardrobe and ensuite
- Main bathroom with internal toilet
- Third toilet located downstairs
- Front second living room or study
- Spacious modern kitchen
- Air Conditioned open living and dining area
- Outdoor entertainers patio
- Big backyard
- Side access
- Under stairs storage
- Separate 1 car lock up garage or storage shed
- Driveway parking space
- Internal laundry
- Body Corp - \$742 a quarter
- Wishart State School catchment
- 5 minutes to Garden City
- 3 minutes to Civic Fair
- 13km<sup>^</sup> to CBD

\*subject to reserve price ^direct line 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 w: <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.