

**11 Floral Street, Mount Gravatt East, Qld 4122**



**Sold House**

Wednesday, 13 September 2023

11 Floral Street, Mount Gravatt East, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



Jake Dwyer

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**\$1,112,001**

Renovated and ready to move in today, this low-set post war sits proudly in a premium street of Mount Gravatt East, basking in a lovely suburban vista, and capturing lovely fresh breezes and natural light all year round. Situated on a 647m<sup>2</sup> almost flat block, you can easily extend the existing house, or remove and build a stunning house, to capture a pretty suburban vista, and views to Mount Gravatt Mountain. (Please refer to the elevated drone photos, taken from approximately 6-7m, the height of a second level balcony). The home features bright polished hardwood timber floors throughout, boasting an open plan floor plan, incorporating the lounge, dining and kitchen. The property has recently undergone a renovation including a stunning bathroom, fresh paint, and fresh white shutters throughout. There are three bedrooms, two with built in wardrobes, and air conditioning in the living, and two bedrooms. Notable features of the home include:- High ceilings- Security screened, and grilled throughout- Two car parking in the driveway- A fully fenced yard provides ample room for whatever your plans- Air conditioning- French Door- Outdoor entertaining space- Fully fenced, secure flat backyard with plenty of room for kids and BBQ's About the lease: The current lease expires on 8/2/24. Return is \$600 per week. Updated rental appraisal is \$630 to \$660 per week. Our agency manages the property for the owners. About the location: The location is very convenient, and you are within walking distance to local schools, parks, walking tracks, bus transport, and just a short drive to both Garden City & Carindale Westfield Shopping Centres. Schooling Options: You have plenty of quality schooling options from kindergarten, primary, to secondary school including the Mount Gravatt States School, Loreto College, Villanova College, Seton College, plus plenty more options. To appreciate these views, you must come and check out the property for yourself...Act swiftly, this exceptional opportunity will not last. How to purchase: For Sale Best Offer on or Before 23rd September at 5pm. To book in for the open house, arrange a private viewing, or submit your expression of interest, please contact Jake Dwyer on 0423 733 882. Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.