

**122 Tristania Way, Mount Gravatt East, Qld 4122**



**House For Sale**

Friday, 24 May 2024

122 Tristania Way, Mount Gravatt East, Qld 4122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



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## Auction

Auction On-site, 15th of June at 3:00pm Peacefully nestled in a family friendly street, 122 Tristania Way, Mount Gravatt East presents a convenience, ready to move in opportunity. This low set brick home offers space and seclusion on a large 640m<sup>2</sup> block, positioned in the popular catchment of Cavendish Road State High School. Surrounded by quality homes and easy to maintain gardens, it is the perfect property for family or investors. The home offers numerous lifestyle options with multiple living areas, open plan family and dining area along with an expansive covered outdoor entertaining area. It is practical and generously proportioned, featuring high ceilings throughout, air-conditioning, providing functional living and entertaining space to enjoy all year round in comfort. There are four well-appointed bedrooms, all have been cleverly planned with privacy in mind. The master bedroom features an en-suite and walk in robe. The other three bedrooms are spacious and all within close proximity to the main bathroom. The separate toilet adds extra convenience for the family and guests. The well sized kitchen has ample bench and cupboard storage space. It is perfectly positioned overlooking the open plan dining and family area as well as the covered outdoor entertainment patio. For those perfect Queensland summer days, there is easy access from the family area to the fully covered patio. It is ideal for relaxing weekends around the home and much more. The low maintenance grassy yard is perfect for the kids to kick a ball around. Features at a glance 4 Bedrooms 2 Bathrooms High ceilings throughout Air-conditioning Multiple living areas Open plan dining/living Double lock up garage Low maintenance manicured gardens Cavendish Road High School catchment 640m<sup>2</sup> block (approx.) Walking distance to buses, schools, a short drive to Cavendish Road High School, major shopping centres (Westfield Carindale, Westfield Garden City and Metropal) and an easy access to the Gateway motorway. Opportunities like this are rare and certainly won't last long. If you are looking for your next family home or a great investment that offers great growth potential, look no further, contact Steve Song today. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.