

**14/25 Selborne Street, Mount Gravatt East, Qld 4122**



**Sold Apartment**

Friday, 8 March 2024

14/25 Selborne Street, Mount Gravatt East, Qld 4122

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: Apartment**



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## Contact agent

Welcome to the pinnacle of urban living at 14/25 Selborne Street, Mount Gravatt East. This exceptional 2-bedroom, 2-bathroom apartment, perched atop the building, not only offers contemporary living but also frames breathtaking mountain views and picturesque sunsets. Here's your chance to own a piece of tranquility just minutes away from Brisbane CBD.

**Masterful Design:** This top-floor residence boasts a spacious and well-thought-out layout, featuring a master bedroom with its own ensuite, ensuring privacy and comfort.

**Climate Control:** Both bedrooms feature split air conditioning, ensuring personalized comfort, while the living area enjoys its own cooling sanctuary.

**Culinary Excellence:** Elevate your culinary experiences with high-quality kitchen appliances, seamlessly blending functionality and aesthetic appeal.

**Space and Privacy:** The two bedrooms are strategically separated, providing an ideal layout for residents and guests alike. Revel in a spacious living and dining area for intimate gatherings.

**Natural Illumination:** Embrace an abundance of natural light filtering through large windows, illuminating the entire apartment with a warm, inviting glow.

**Expansive Balconies:** Step out onto the generously-sized balcony, accessible from both the master bedroom and living room, offering a front-row seat to the stunning mountain views and beautiful sunsets.

**Prime Locale:** Situated within walking distance to Mount Gravatt Plaza, shops, and public transport, this property places you just 15 minutes away from the vibrant Brisbane CBD.

**Educational Hub:** The proximity to Griffith University, a mere 10-minute drive, adds an extra layer of appeal for students, professionals, or those seeking a wise investment.

**Rental Income:** Currently occupied with a lease in place until mid-April 2024, this property generates a steady rental income of \$500 per week.

**Financial Snapshot:** Body Corporate: Approximately \$1,240 per quarter Council Rates: Approximately \$386 per quarter

**Seize the Moment!** Elevate your lifestyle or make a savvy investment in the heart of Mount Gravatt East, where every day concludes with a breathtaking mountain view and a beautiful sunset.

**Disclaimer:** All figures and details are approximations and subject to change. Prospective buyers are encouraged to perform their due diligence.