

**14 Doheny Street, Mount Gravatt, Qld 4122**



**House For Sale**

Wednesday, 17 April 2024

14 Doheny Street, Mount Gravatt, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Paul Turner

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## Offers Closing 1st May @ 3pm

Nestled at the base of Mount Gravatt Mountain, your private sanctuary awaits. Ideal for entertaining family and friends with multiple areas to enjoy or just appreciate the quiet natural setting that you have all to yourself. Within the home, forest views greet you through every window, the homely layout encompasses a well-equipped kitchen with adjoining dining area, separate lounge room that flows out to the open deck. Just perfect, oh and the serenity is magical. Features at a glance- \* 3 bedrooms, 2 air-conditioned & ceiling fans \* Good size, separate office room \* Great kitchen with lots of cupboards & dishwasher \* Fresh bathroom with separate toilet \* 1 single garage + 2 open car spaces \* Open front deck with bushland views \* Large, private rear patio Positioned in one of Brisbane's most sought-after, family orientated suburbs. High quality schooling is within easy walking distance, wonderful nature walks through coveted Mount Gravatt reserve and Toohey Forest, local café just a short stroll and all your shopping needs are close by. Lovingly maintained and impeccably presented, this home is the perfect setting to begin your home ownership journey. Extra features- \* Polished, hardwood flooring \* Refurbished, concrete tiled roof \* 3 X Split system air-conditioners \* Recently painted exterior \* Internal Stairs \* Extra storage room & Laundry under \* Abundant eucalyptus trees are home to visiting Koalas \* 607m<sup>2</sup> block - Low density Residential zoning \* Block Dimensions 41m x 15m approx. \* Cul-de-sac position Inspections this Saturday & Sunday @ 11am All Offer to be Submitted by 3pm on 1st May 2024 Distance to amenities - Walking distance. \* Mt Gravatt Reserve entrance - 350m \* Local Café - 700m \* 24hr Convenience shop - 450m \* Fast bus transport - 500m \* Mt Gravatt High School - 370m \* Mt Gravatt Primary School - 700m \* C&K Child Care - 950m \* Holland Park West Special Needs School - 1000m \* Mount Gravatt Central - 800m \* Mt Gravatt Homemaker Centre - 1000m Distance to amenities - Direct Line \* Westfield Garden City - 2.7km \* Westfield Carindale - 4.7km \* Brisbane CBD - 8km \* Mount View shopping - 900m \* Coles & Woolworths \* Freeway Entrance South - 1.3km \* Freeway Entrance North - 2.5km \* Veloway bikeway - 1.6km This property is being sold via Auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. As per legislation governed by the 2014 Property Occupations Act, we CANNOT disclose any price expectations for sales via public auction in Queensland under our appointment.