

**17 Vaughan Street, Mount Gravatt, Qld 4122**



**House For Sale**

Thursday, 11 April 2024

17 Vaughan Street, Mount Gravatt, Qld 4122

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Area: 607 m2**

**Type: House**



Chhay Lim

0412011997

## Auction

AUCTION ONSITE: Saturday 11th May at 11.00am, if not sold prior. Written offers prior to auction will be considered. Situated in one of Mount Gravatt's most sought-after areas, in the catchment area for Mount Gravatt Schools, this renovated highset 4-bedroom PLUS a large study/multi purpose room home offers extra downstairs living for the extended family. On a spacious 607m<sup>2</sup> block, this charming home is ready for its new owners. Upon entering, the house offers charm and warmth, boasting polished hardwood timber floors and a neutral colour. You are immediately welcomed into the spacious family room with an abundance of natural light, air conditioning and ceiling fan. Top floor features 4 large bedrooms with built-ins, air conditioning in 3 rooms, and 2 with ceiling fans. The main bathroom is generous in size with shower, separate toilet and vanity. Open plan lounge and dining incorporates a huge kitchen with ample cupboard and bench space. French doors open to a large private covered timber deck, creating a wonderful area for entertaining. The deck has a lovely outlook and comes complete with fan and modern lighting. Ground floor provides a large study/multi purpose room with wardrobe, renovated kitchenette area, lounge, dining and renovated bathroom. Perfect for accommodating elderly parents, teenagers or guests. There is direct access from the bedroom to the 2nd private deck overlooking a beautiful garden and low maintenance private backyard, complete with garden shed. There is a dedicated laundry and an abundance of storage spaces. Lock up garage accommodates one vehicle and carport has space for an extra 7 vehicles.

POTENTIAL:

- Development Zone - Low-Medium Density Residential (LMR2 - 2 Or 3 Storey Mix of development) subject to BCC approval
- Large 607m<sup>2</sup> block

Feature List:

- Freshly repainted internally & externally
- North facing undercover deck with child safe vertical railings
- Polished hardwood timber floors throughout upstairs
- Reverse Cycle split system air conditioning
- Four bedrooms PLUS a large study/multi purpose room
- Two bathrooms
- Kitchen and kitchenette
- Two decks
- Spacious open plan design living area with direct access to the private decks
- Private backyard ideal for relaxation and entertainment plus kids play safe
- Large garden shed
- One car/single lock-up garage
- Additional seven vehicles carport plus off street parking space
- Extra storage space beneath home
- 5kW solar system
- 5,000L rainwater tank

Excellent infrastructure:

- 2 minute walk to Mount Gravatt St Agnes Catholic Primary School
- 3 minute walk to Mount Gravatt State High School
- 5 minute walk to Mount Gravatt State High School
- 10 minute walk to shopping strip featuring boutique stores and restaurants
- 10 minute walk to Express & City Bus # 113, 170, 171, 172, 174, 175, 177, 178, P173, P176
- 10 minute walk to Mount Gravatt Homemaker Centre (Bunnings and Spotlight)
- 10 minute walk to Mount Gravatt 24 Hour Laundromat
- 20 minute walk to Mount Gravatt Plaza Shopping Centre
- 20 minute walk to Holland Park West bus station
- 2.5 km to Mount Gravatt Outlook
- 2.5 km to Griffith University, Mount Gravatt Campus
- 4.1 km to Westfield Garden City Shopping Centre
- 4.1 km to Griffith University, Nathan Campus
- 5.9 km to Westfield Carindale Shopping Centre
- 9.1 km to Brisbane City (CBD)

(All distances are approximate) A truly fantastic opportunity to buy a property in this desirable blue-chip Mount Gravatt location close to the city at a price that won't break the budget. Make this family home your own or seize the opportunity to own a lucrative investment property. Disclaimer: We have in preparing this disclosure used our best endeavours to ensure that the information contained herein is true and accurate. No responsibility will be accepted for any and all liability in respect of errors, omissions, photos, inaccuracies or misstatements. Buyers are responsible to carry out their own research.