

20/29-31 Selborne Street, Mount Gravatt East, Qld 4122



Apartment For Sale

Wednesday, 22 May 2024

20/29-31 Selborne Street, Mount Gravatt East, Qld 4122

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 122 m2

Type: Apartment



Michael Sunderland
0417190009



John Karalis
1300573753

For Sale

Secure a primely positioned stylish three bedroom plus study apartment in a boutique lowmaintenance complex situated right in the heart of Mt Gravatt! Currently tenanted and maintained to a high standard, this modern unit returns a healthy \$600 per week. Incoming owners have the choice to continue renting it out and enjoy the solid income, or the option to move in and reap all the convenience this fantastic location offers. Just a casual 2-minute stroll to the vibrant Mount Gravatt Central café district along Logan Road, where you can find delightful restaurants, takeaways, cafes and fitness centres to name a few. From this tranquil, tree-lined street you can jump on a city express bus and arrive at South Bank or town in under 25 minutes! Fancy a hike? Hit Shire Road and keep going up! Soon you'll find yourself on top of the world at the renowned Mt Gravatt lookout, which boasts numerous hiking trails for trailblazers and when it's time to rest, a licenced café pitstop with a playground and expansive city views. A fantastic choice for both investors and owner occupiers, this large-scale apartment has a footprint circa. 110sqm approx of internal living space comprising three good-sized bedrooms, all with robes, a separate study room complete with built-in desk and a cool 12sqm outdoor balcony that has mountain views and captures breezes across the region. The spacious design is a real plus point that gives this apartment an edge above others. The generous layout includes open plan living and dining space which is bright and comfortable. It features sleek floor tiling, combined with high ceilings and air conditioning. Natural light flows from the numerous windows and balcony sliding doors. Sitting central to the main areas is the functional and smartly designed kitchen. Island bench, white cabinetry to the bulkhead with soft close cupboards and fitted with stainless steel appliances and space for a large fridge. The addition of a dedicated office space is a huge bonus too! Suitable to set up a work from home station, it would also serve for homework or family computer station this area is an essential for every household and allows for extra storage too. There are two bathrooms, an ensuite off the master which is accessed via a walk-in robe, and the main shared bathroom which is central to the living and other bedrooms. This also hosts an adjoining laundry room and a linen closet opposite. Other features include:- Large study with built in desks- Air conditioning throughout- Carpets to all bedrooms and a/c- Single assigned carpark in the basement- Internal laundry facility- Private complex with intercom entry- Low body corporate fee structure- Small building designed for minimal maintenance- Superb location with walkability to transport & shops- Close to major shopping centres at Mt Gravatt Plaza One not to miss! If you are seriously in the market for a super convenient, spaciously designed with low fees and high growth potential, this is a must to inspect.- Body Corporate fee is approx. \$86.12/week \$4478/year- BCC Rates: \$480.95/quarter- Leased until 7 April 2025 at \$600/week. Location: • 100m to Bus Stop • 400m to Mount Gravatt Plaza • 500m to Mount Gravatt Lookout • 500m to Mount Gravatt State High School • 700m to Mount Gravatt State School • 600m to the Home Makers Centre • 2.5km to Westfield Mount Gravatt • 3.0km to Griffith University • 2.0km to the Pacific Motorway • 7.5km to Brisbane City