

**2638/1 Cremin Street, Upper Mount Gravatt, Qld
4122**



Unit For Sale

Wednesday, 17 April 2024

2638/1 Cremin Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 105 m2

Type: Unit



James Austin
0733493370



Cooper McGrath
0733493370

180 DEGREE VIEWS | WILL BE SOLD

LOCATED ON THE 6TH FLOOR THIS EXPANSIVE TWO BEDROOM UNIT WITH SWEEPING VIEWS IS ON THE MARKET TO SELL - MAKE NO MISTAKE THE PROPERTY IS NOW VACANT AND WE ARE SELLING ON OR BEFORE AUCTION, THE 8TH OF MAY* Auction via In-Room and Online - 08/05/2024 @ 6:00pm, if not sold prior Auction Location - Ray White Mt Gravatt | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 2pm on Auction Day) Located a literal stones throw from Westfield Garden City this near-new 6th floor apartment is a rare opportunity to secure a piece of incredible real estate. The entertainer's balcony offers sweeping 180 degree views through North, East and South, providing a perfect spot to enjoy every season and time of the day in Brisbane. The elevation and backdrop of this unit will take your breath away. The interior boasts a large open plan living area complemented with top quality carpet and an air conditioner. The modern kitchen offers stone bench tops, abundance of bench space and a gas cooktop - creating the perfect space for the home chef. The living quarters of the property include two big bedrooms, both with built in wardrobes and ceiling fans. The master sports a well appointed ensuite & access to the balcony while the main bathroom services the rest of the home. There is a large hallway as you enter which separates the front door from the living space - a rarity in units. This space also offers a built-in study desk. The unit also offers 1 undercover car space. The Skygardens complex is a well built and well known complex in Upper Mt Gravatt. It offers amenities like two lifts, a pool, sauna, and BBQ facility in the complex. First time on the market this unit has only had 1 owner since built and is ready to be sold! The many features of this unit include:

- Sweeping 180 degree views from Level 6
- Two big bedrooms with built in wardrobes, air conditioning and ceiling fans
- Large open plan living area
- Modern kitchen with gas cook top and stone bench tops
- Entertainers balcony
- Study desk built-in
- 1 car garage
- Internal laundry
- Pool, Sauna and BBQ in Complex
- 150 m to Westfield Mt Gravatt
- 250 m to bus stop with city buses
- 300 m to Upper Mount Gravatt State School
- 500 m to Garden City Bus Interchange
- 500 m to MacGregor State High School
- 900 m to Mt Gravatt Park
- 1.7 km to M3 Pacific Motorway entrance
- 1.7 km to QSAC
- Body Corp Fees Approx ~ \$490 PM*subject to reserve price

direct line ALL BOUNDARIES ARE APPROXIMATE IN PHOTOS PARKING FOR OUR IN-ROOM AUCTIONS:

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: christine.junidar@loanmarket.com.au: <http://www.loanmarket.com.au/christine-junidar> All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.