

**35/18 Whitley Street, Mount Gravatt East, Qld 4122**



**Sold Townhouse**

Tuesday, 19 December 2023

35/18 Whitley Street, Mount Gravatt East, Qld 4122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 198 m2**

**Type: Townhouse**



Steve Landeta

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Piers Crawford

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## Contact agent

A modern style townhouse, in a central locale, within walking distance to all your essential services including shopping centers, schools, parks and public transport options. This elegant 3-bedroom townhouse is designed to make you feel right at home, featuring a contemporary style spread across a split-level floor plan, designed and tailored for an exceptional living experience. Features Include:

- Master bedroom with its own balcony, Air conditioning and an ensuite
- Three generously sized bedrooms, each equipped with ceiling fans and built-in wardrobes
- Air conditioning in master suite, secondary bedroom and living areas
- Main bathroom, complete with a bathtub
- Guest powder room on ground level with separate laundry
- Modern kitchen, with stainless steel oven, gas cook top, and dishwasher
- Solar power with a 3.5kw system
- Instantaneous Gas hot water
- Private courtyard and covered alfresco area with side gate access (approximately 70m<sup>2</sup>)
- Mount Gravatt State School / High School Catchments
- Mount Gravatt Plaza and other amenities all within a short walk
- Multiple public transport options
- Inground swimming pool within the complex
- 9.5km radius to Brisbane CBD
- Tenants in the process of vacating (Full bond clean to be completed)
- Rental appraisal at - \$700 - \$750 per week (market value)

Designed to offer a comfortable and stylish living space, perfect for young professionals, families, and other owner-occupied buyers. Otherwise, a suited investment for those seeking out a great location and exceptional rental returns/occupancy rates. The tenants are now in the process of vacating all within a couple of weeks, leaving the home clean ready for the new owners to move in. For more information or to discuss any questions please contact Steve Landeta or Piers Crawford.

**Disclaimer** While preparing this information we have used our best endeavors to ensure that the following information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own enquiries to verify the information contained here.