

# 54 Vaughan Street, Mount Gravatt, Qld 4122

## House For Sale

Monday, 13 May 2024

54 Vaughan Street, Mount Gravatt, Qld 4122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Trent Powles



Andrew Walters  
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## Auction

On Site Auction Saturday 1st of June at 11:00am Proudly elevated taking in dynamic, 180-degree views from North to South across Mt Gravatt Nature Reserve and Toohey Forest, this solid 4-bedroom brick residence offers wonderful options whether living in or investing for your future! Situated on a generous 660m<sup>2</sup>, positioned in the highly sought-after Mount Gravatt Primary and High School catchments or stroll to nearby St Agnes Primary, all within a 7-10 minutes' walk. All 4 bedrooms are located on one level for family living with the potential option to build in on ground level if desired being well over legal height. The impressive street presence is highlighted by the expansive L-shaped balcony which takes in the picturesque outlook. Recent modern upgrades have freshened up the property leaving just a few bigger ticket items for you to add your own personal touch. This well loved family home is offered to the market for the 1st time in over 50 years. - 4 Bedrooms all with ceiling fans - 3 with built-ins - Master with A/c - Home office/sunroom - Spacious kitchen with good cupboard space and W.I.P - Separate living and dining areas with A/c - 2 Bathrooms - Retro main with separate bath/shower - 2nd Bathroom with combined laundry - Expansive balcony ideal for rest and play - Superb 660m<sup>2</sup> of prime, low maintenance real estate - Legal height under - remote tandem garage plus workshop and storage options - Remote 3rd garage plus additional off-street parking - New power board and wiring throughout - Partially upgraded plumbing - Freshly painted internally plus striking, polished hardwood floors - New rear and side fencing - Upgraded lighting throughout - Partially upgraded external paintwork and new front landing - Retained front fence and upgraded landscaping - New smoke alarms - Water tank - Very secure entry Ideally located within minutes to Mount Gravatt Central and Home Maker Centre, Holland Parks' restaurants and cafes Precinct, walk to express bus options and minutes to Holland Park West Bus station. Quality local daycare centres are nearby plus Griffith University Nathan Campus and minutes to the M1. Desirable bikeway/walking tracks are very handy plus local Churches and Parks whilst split between Garden City SC and Carindale SC so all your bases are covered. A fabulous live in opportunity for families, couples or investors alike to secure your future in one of Brisbane' hottest suburbs, well and truly on the move!