

**6 Phoebus Street, Upper Mount Gravatt, Qld 4122**



**House For Sale**

Tuesday, 2 April 2024

6 Phoebus Street, Upper Mount Gravatt, Qld 4122

**Bedrooms: 2**

**Bathrooms: 1**

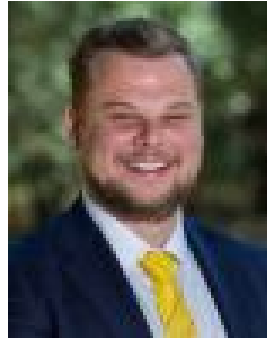
**Parkings: 1**

**Area: 655 m2**

**Type: House**



James Austin  
0733493370



Sam Palmer  
0733493370

## Auction

LOCATED ON A 655M2 BLOCK THIS IMMACULATELY MAINTAINED HOME SPORTING A SCANDINAVIAN INSPIRED INTERIOR IS ON THE MARKET TO SELL! MAKE NO MISTAKE, THE OWNER HAS RELOCATED AND WE WILL BE SELLING ON OR BEFORE AUCTION, THE 23RD OF APRIL! \*Auction via In-Room and Online - 23/04/2024 from 6:00pm, if not sold prior. Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 5:30pm. (Phone & Online Registrations must be completed by 12:00pm on Auction Day) Boasting Scandinavian character and charm this immaculately maintained post war home stands out from the rest. Conveniently located on a 655m2 block in a cul-de-sac street, the position of this property is unrivalled, being minutes to Westfield Garden City, Mount Gravatt Plaza & Central, and only 10km to the CBD. ^ Live in, renovate or knock-down and rebuild (STCA) - the options are endless! The house itself offers an air conditioned open plan lounge and dining space with high ceilings, decorative cornice and ceiling medallions. Polished floorboards accompany you throughout the home and each room is fit with a ceiling fan for comfort. The living quarters of the property include two bedrooms, both with ceiling fans and wardrobes. The master bedroom is located at the front of the home and is extremely large. It offers an air conditioner and more than enough space for a bed, side tables, and a desk for studying/working from home. The kitchen has been updated and offers a large amount of bench space, appliance cupboard, cooktop, oven, and a built-in breakfast bar/eat-in table. There is also a large amount of storage space available too. Renovated in 2019 the single and well maintained bathroom offers a walk in shower, toilet and vanity. There is also a second toilet located in the internal laundry. This area is complete with a huge amount of storage/shelf space. Outside offers an undercover entertainers patio that sprawls onto the large well maintained backyard. There is a cubby house, fish pond with bridge (not used currently) and a garden shed. The property is also fit with a purpose-built workshop and a single car garage. The front of the property has an undercover verandah, perfect for morning or afternoon relaxing. The many features of this property include:

- 655m2 block
- 16.7m x 40.2m
- Two bedroom Scandinavian inspired home
- Decorative cornice and ceiling medallions
- Cork flooring in kitchen
- Polished timber floorboards in the bedroom and living areas
- Air conditioning and ceiling fans
- Built in cabinet in Lounge
- Well maintained single bathroom with two toilets
- Updated kitchen
- Internal laundry
- Undercover entertainers back patio and front verandah
- Flat low maintenance backyard with cubby house, shed and fish pond (not in use)
- Separate workshop
- Fully fenced front and rear
- Greenhouse/ Potting area
- Water Tank
- New colorbond roof
- Single car garage
- Security screens
- 70m to Nearest bus stop^
- 330m to Mt Gravatt Showgrounds^
- 650m to St Bernards and Clairvaux MacKillop Schools^
- 1.4km to Westfield Garden City^
- 3km to Queen Elizabeth II Jubilee Hospital^
- 10km to CBD^\*subject to reserve price^direct line

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.