

**61 Hoff Street, Mount Gravatt East, Qld 4122**

**House For Sale**

Monday, 22 April 2024



61 Hoff Street, Mount Gravatt East, Qld 4122

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 5**

**Area: 405 m2**

**Type: House**



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## Auction

Auction Location: On-Site Boasting a range of opportunities to occupy, invest and generate income, this large-scale property presents endless living options on an idyllic hillside street. Spanning three levels with five bedrooms, five ensuite bathrooms and five-car parking, the elevated design offers form, function, and far-reaching views over the mountains from every floor. With the lower level fully self-contained, the house can be utilised as a single residence or separated into a three-bedroom home and a two-bedroom unit. Providing various prospects, buyers can live in or rent out the entire house, occupy one floor and rent the other, or rent each room/dwelling individually for multiple income streams. The main home welcomes you with breezy living rooms and balconies over two levels and a central modern kitchen, forming an open retreat for families. Three ensuited bedrooms are also positioned over two levels alongside a powder room, laundry and double garage. Downstairs, a self-contained unit features separate and internal entry to the living area, stylish kitchen and laundry. Hosting two additional ensuited bedrooms and access to three off-street car spaces at the rear, the property ensures privacy and ease of living. Additional property highlights:- 405sqm lot featuring a low-maintenance design and no lawns to mow- Each kitchen includes a Westinghouse oven, gas cooktop and dishwasher- Built-in robes and ensuites in all bedrooms; ample storage across the property- Air-conditioning throughout; security screens; security cameras- Remote double garage with internal entry; three off-street car spaces Gracing a family-friendly street on a suburban hillside, this home features cafes, restaurants, shops, gyms and bus stops a short walk away, and Mt Gravatt Plaza 600m from your door. Children can play in the local parks, hike up Mt Gravatt Lookout, and enjoy fun at the local mini golf. Within the Mount Gravatt East State School catchment and close to childcare, Griffith University and renowned private colleges, you will love the proximity to excellent education. Close to the Pacific Motorway, 20 minutes to the CBD and 7 minutes to Westfield Mt Gravatt and Westfield Carindale, your inspection awaits. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.