

**804/56 Tryon Street, Upper Mount Gravatt, Qld
4122**



Apartment For Sale

Thursday, 25 January 2024

804/56 Tryon Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Michael Bagnall
0733493370

INVESTOR QUITS - MUST SELL!

WITH CLEAR INSTRUCTIONS FROM THE OWNER, THIS WELL APPOINTED TWO BEDROOM APARTMENT IS READY TO SELL! A RARE OPPORTUNITY LIKE THIS FOR A PENTHOUSE-STYLE UNIT WILL NOT LAST LONG, THE PROPERTY WILL BE SOLD ON OR BEFORE AUCTION 14/02/2024*. Auction via In-Room and Online - 14/02/2024 from 6:00pm, if not sold prior. Auction Location - 1450 Logan Rd, Mount Gravatt East Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) Experience the dynamic and entertaining lifestyle of this suburban haven. Positioned on the top floor, this penthouse-style unit epitomizes spacious and luminous living, seamlessly blending practicality with elegance. Enjoy the convenience of effortless entertaining and day-to-day living, only a short walk away from Westfield Garden City Shopping Centre. As you step into the heart of this home, the kitchen stands as a testament to culinary sophistication. Equipped with DeLonghi appliances, a gas cooktop, range hood, under-bench oven, dishwasher, and twin sinks. With seamless functionality, the kitchen boasts a built-in microwave, pantry, generous fridge space, Caesar stone benchtops, and abundant storage options. The main bedroom is a retreat, featuring an extra-large mirrored built-in wardrobe, ducted air conditioning, and a private modern ensuite bathroom, creating a haven of comfort. Meanwhile, the second bedroom, with its spacious mirrored wardrobe and access to a balcony, offers a perfect blend of relaxation and outdoor connection. A family-size bathroom caters to both the second bedroom and the expansive living area, ensuring convenience for residents and guests alike. Fully fitted blinds and screens enhance the sophistication of the living spaces, while split-zone ducted air conditioning guarantees year-round comfort with both cooling and heating options. This strategically located residence offers unparalleled convenience with Westfield's Garden City within walking distance, and schools, Griffith University, and QEII Hospital in close proximity. Enjoy easy accessibility to the Pacific and Gateway Motorways. The complex ensures security and peace of mind, featuring exclusive lift access to your floor, secure parking for your very rare two car accommodation, designated visitor parking, and user-friendly intercoms, providing seamless guest access at the touch of a button. Property Features: • Stylish Kitchen with DeLonghi appliances, gas cooktop, range hood and dishwasher. • Main bedroom with extra-large mirrored built-in wardrobe, and ensuite bathroom. • Second bedroom with mirrored built-in wardrobes, and balcony access. • Split zone ducted air conditioning for cooling and heating. • Separate laundry with built-in storage. • First-rate & modern building security • Very rare, two side-by-side secure underground car spaces. • Large storage cage (rare). • Unobstructed picturesque views of the surrounding area. • Upper Mount Gravatt State School Catchment (800m). • Macgregor State High School Catchment (1.2km). • Westfield Garden City with walking distance (700m). • 11km[^] to CBD. • Currently renting for an incredible \$650/week (January 2025). Based within a fast-growing area with many local developments. The close proximity to Garden City Shopping Centre, South Brisbane transportation hub, and premium quality of this apartment makes it a rare and excellent investment opportunity or place to call home, so do not miss out! * subject to reserve price[^] approximate distance

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 w: <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.