

83 Ballarat Street, Mount Gravatt East, Qld 4122



House For Sale

Wednesday, 17 January 2024

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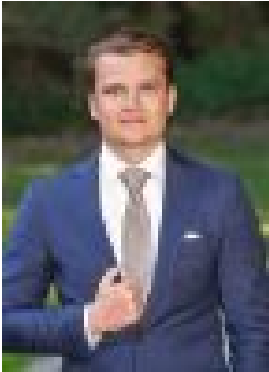
Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 630 m2

Type: House



Matt Campbell

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Near New In Mansfield Catchment

AN OUTSTANDING OPPORTUNITY TO SECURE A NEAR NEW FAMILY HOME IN THE COVETED MANSFIELD STATE HIGH CATCHMENT. THIS HOME IS TRULY SOMETHING TO BEHOLD AND WILL NOT LAST - ACT FAST AS WE ARE SELLING ON OR BEFORE AUCTION, THE 8TH OF FEBRUARY.*Auction via In-Room and Online - 08/02/2024 from 6:00pm, if not sold prior. Auction Location - Ray White Mount Gravatt Office 1450 Logan Rd, Mount Gravatt Registrations start from 5:30pm. (Phone & Online Registrations must be completed by 3:00pm on Auction Day) A luxury family retreat perfect for the growing family, this modern home is located in a peaceful pocket of Mount Gravatt East. Artfully designed and built to exacting standards, the house is destined for the executive family seeking lifestyle convenience, independent living, and room to entertain. The entry foyer greets you with a soaring 5-metre void, before the interiors reveal clean lines and high ceilings that create flow and distinction between the living spaces. The intelligent design and intuitive use of glass and natural light, draw you through the entry way into the exceptional open plan living, dining and kitchen area where the home really hits its stride. The exquisite kitchen is perfect for the resident chef boasting a three-metre Caesar stone island bench with waterfall finish, butler's pantry and Westinghouse appliances. The living quarters of the home have been designed with families and entertaining in mind and the outdoor area enhances the concept beautifully. The rear patio has been thoughtfully extended with a near new deck and shade feature to improve privacy, shade and take in the lush, landscaped rear garden and fantastic suburb outlook. The pool and yard area works perfectly for kids to enjoy safely within parents' view. The lower level of the home is completed with a large study or fifth bedroom and an additional media room, perfect for separate living. The laundry is thoughtfully positioned for convenience and a full bathroom on the lower level ensures every amenity is available. The upper-level hosts four bedrooms with ducted air conditioning, ceiling fans and built in robes. The master bedroom is exceptionally large with a beautifully appointed ensuite containing dual vanities and separate shower and bath taking in the outlook. The large walk-in robe has sensor lighting for a luxurious experience enhanced by the quality finishes in the cupboards and shelving. Finally, the upper level contains a third generously sized living area currently serving as a pool room with a beautiful corner window taking in exquisite Mount Gravatt Mountain views. Property highlights include:

- Six-year-old Aston Milan home (Still in Builders Warranty)
- Victorian Ash Hardwood Staircase
- "My Air" Ducted Air conditioning throughout
- 3m Caesar Stone Island Bench
- Fully Equipped butler's pantry
- Westinghouse Appliances
- Master Bedroom featuring large ensuite, walk in robe
- Rear patio with private deck extension
- Well maintained pool with solar heating overlooking the landscaped yard
- Front Balcony
- Storage Shed
- Gated front yard with intercom system
- Three phase power ready for EV Charging
- Oversized double garage with tonnes of built in storage

Elevated in a family-friendly street, this home is 1km from Mt Gravatt Plaza, Central Fair Shopping Centre, and the cafes, restaurants and shops along Logan Road. Within the Mansfield State High School catchment and moments from childcare and private colleges. Surrounded by nature, residents are close to parks, Mt Gravatt Lookout and the showgrounds. Only 6 minutes to Westfield Garden City, 10 minutes to Market Square and 17 minutes to the CBD - this residence is not to be missed. 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.