

130 Hoff Street, Mount Gravatt East, QLD, 4122

Place. 

House For Sale

Tuesday, 15 October 2024

130 Hoff Street, Mount Gravatt East, QLD, 4122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Dion Tolley

0413840967

Contemporary family and entertainers' sanctuary in prime suburb

Auction Location: On-Site

Set on an elevated 443sqm allotment close to local conveniences and esteemed schools, this four-bedroom home invites you to enjoy a large rear yard and superb entertainment options. Built in 2016 and beautifully maintained, this dual-level property perfectly balances elegance with functionality.

Positioned amongst established residences, the home showcases a bold modern facade and mature front gardens. Continuing the refinement inside are details such as attractive tiled floors and a calming neutral colour palette.

Flowing from the property's welcoming entry, a spacious open-plan living and dining area is bathed in natural light. An adjoining study nook is ideal for those who work or study from home, while entertainers and avid cooks will love the residence's impeccable kitchen. Expect a large breakfast bar, quality appliances, a butler's pantry and ample cupboard storage.

Large glass sliding doors open out to a covered patio with plentiful entertainment space, plus a large fully-fenced grassed rear yard featuring a storage-packed shed. This sensational outdoor area also has raised gardens and a charming children's cubby house.

Upstairs, another living area is accompanied by an ensuited master bedroom with a private balcony and a walk-in robe. Three additional bedrooms encompassing built-in robes are serviced by a well-appointed main bathroom, which has a separate bath, shower and toilet.

Complete with a combined ground-level laundry and powder room, the residence also includes a secure dual garage, marvellous storage, ceiling fans and air-conditioning.

Just a leisurely stroll from Chester Park Reserve's playgrounds, this spectacular home is near a plethora of shops and dining options. Mount Gravatt Plaza and the city-bound Pacific Motorway are minutes away, as are Westfields Mount Gravatt and Carindale. Toohey Forest Park's scenic walking tracks and Griffith University's Nathan campus are a stone's throw away.

Falling within the Mount Gravatt State School and Mount Gravatt State High School catchment areas, this exceptional property is also a short distance from Seton College, Saint Agnes Primary School and Brisbane Adventist College.

My message is clear, we will be selling by public auction on Saturday the 2nd of November, at 10:00am. At the fall of the hammer, a \$15,000 initial deposit is required, followed by a balance of 5% of the purchase price by 5:00 pm the following business day.

Do not miss this exciting opportunity – call to arrange an inspection today.

Disclaimer

This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer:

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