

**38 Tarrant Street, Mount Gravatt East, Qld 4122**

Place. **P**

**House For Sale**

Thursday, 4 July 2024

38 Tarrant Street, Mount Gravatt East, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 405 m2**

**Type: House**



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## Best Offer By 29th July 5pm

Hovering by the tranquil treetops and beautiful breezes, this wonderful home presents a low-maintenance lifestyle only 15 minutes from the CBD. Harnessing a north-east aspect and featuring a functional design, the house offers abundant outdoor space, parking, storage and side access. Displaying relaxed style and easy living on a 405sqm lot, the property is ready to immediately move in or rent out and boasts excellent potential to add value with a future renovation or rebuild.\*The scenery and sunshine filter inside, with the wide front deck extending into the air-conditioned living and dining area. The superb kitchen is well-appointed, with lots of bench space, plentiful cabinetry, and an open layout. With the front and rear decks flowing to the lovely yards and your private alfresco patio, you will enjoy days spent outdoors hosting summer BBQs, winter firepits, scooter rides with the kids, and quiet moments by the gardens with a glass of wine. Three bedrooms feature on the main living level, serviced by a bathroom with a relaxing spa bath. Offering extensive storage and parking, the home benefits from an undercroft storage area, a lock-up garage, a double carport, and room for a boat/trailer. Property highlights include:- Neatly presented home with a north-east aspect on a 405sqm lot- Front and rear decks; front and rear yards; private alfresco patio- Open living and dining area; kitchen with an electric cooktop and stainless steel oven- Three bedrooms, including two with built-in robes; bathroom with a spa bath- Lock-up garage with a laundry; double carport; side access for a boat/trailer- Dedicated under-house storage area- 3x air-conditioners; ceiling fans throughout You will love the convenience this home affords. Only 15 minutes from the CBD, buyers will secure easy living only 800m from cafes, restaurants, shops, gyms and Mt Gravatt Plaza. Westfield Carindale and Westfield Mt Gravatt offer additional shopping and dining, just 7 minutes from your door. Parks and reserves are nearby, and you can enjoy hikes up to Mt Gravatt Lookout. An easy walk to bus stops, close to the Gateway Motorway, and moments to excellent schools, childcare, private colleges, and Griffith University, everything is at your fingertips.\*Subject to Brisbane City Council Approval Council Rates: \$642.20 per quarter excl. water/sewer. Disclaimer: This property is being sold 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.