

48 Derwent Street, Upper Mount Gravatt, QLD, 4122 **RayWhite**

## House For Sale

Saturday, 14 September 2024

48 Derwent Street, Upper Mount Gravatt, QLD, 4122

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



James Austin

0733493370

## Renovated Family Home | Must Be Sold!

One of the best renovations to hit the Upper Mount Gravatt market this year could be yours! With sweeping views of the area, a renovation to suit the whole family offering an exceptional living experience which will make you feel right at home as soon as you walk through the door - you do not want to miss 48 Derwent Street which will be selling at Auction 28/09/24\* if not prior.

Auction Onsite: 28/09/2024 @ 9:45am, if not sold prior\*

Auction Location: On-Site @ 48 Derwent Street, Upper Mount Gravatt

Registrations start from 9:00am

(Phone & Online Registrations must be completed by 12:00pm day prior to Auction)

Ever dreamt about owning a house on one of the best streets in Upper Mount Gravatt? This is your opportunity. This well maintained home offers exceptional space for family living, a functional and open kitchen area to your very own teenage retreat and isolated living area downstairs.

From the street the integration of the new and modern renovations blend seamlessly into the pre-existing character and style of the home. As you enter through the front door you are sure to be greeted by the uninterrupted breeze flowing off Mount Gravatt (Kagarr-mabul), cooling your major entertainment areas; the lush green of the landscaped backyard is vivid against the sparking blue of the pool, creating the feel of your very own luxurious tropical retreat, perfectly finished off with VJ Panelling and louvres throughout the new extension creating an entertainers paradise with a calm and relaxed vibe.

To your left you will find your expansive master suite featuring views of the pool area with direct access to the deck. This bedroom continues through your dual access walk-through robe into your own private dual sink ensuite, reminiscent of a day at the spa.

From the right of the entrance you enter a massive entertainment area including a fully renovated kitchen, dining and living area. If the natural breezes aren't enough, the home is fitted with ducted air conditioning and fans throughout. Inside the home you find 3 bedrooms (in addition to the master suite), fully renovated and ready to be customised. These bedrooms, along with the rest of the home are catered for by a larger than normal bathroom, again, fully renovated and equipped with the most modern finishes for a spa-like feel.

Love spending time outdoors? This home is the one for you. Open up the floor to ceiling glass sliding doors from the entertainment space for seamless access onto your large entertainment covered deck featuring attention grabbing gradient exposed beams. The deck overlooks A large and expertly constructed swimming pool which will guarantee fun for the whole family on those hot summer days.

Decking around the pool means that there is plenty of space for you to relax and soak in the sun during those swimming breaks. The landscaped backyard tastefully flows on from the pool area providing you with ample lawn space for pets or to play ball with friends while a garden path leads you to a private and tucked away fire pit and seating area.

If you thought that there was not enough room for the whole family upstairs we have you covered. Downstairs is an area designed to be stand-alone from the home with a separate kitchenette, bathroom and 2 multipurpose rooms. Side access to this portion of the home makes it the perfect teenage retreat or place for the extended family to stay when they visit.

Additional amenities compliment the home such as a separate laundry area downstairs, a builder crafted shed with separate front access that can double as a home office and your very own rain water tank as well as solar panels to help bring those bills down.

In a superb position, beautiful parks and playgrounds and many nature trails including Mt Gravatt outlook are all within

easy walking distance. This location also offers premium access to boutique retail shopping, eateries and cafes, with local schools and city buses only a short walk down the road.

Sounds too good to be true? See it for yourself, come and check out 48 Derwent Street today.

Some of the many features of the property include:

- Large Rectangle 607m2 Block
- 4 Bedrooms
- 3 Bathrooms
- Kitchen and Kitchenette
- Multiple Large and Open Entertainment Area
- Expansive Deck
- Large salt water pool with Lap Lane
- Teenage Retreat or guest living quarters downstairs
- Water Tank
- Separate Shed (Could be converted to a home office)
- Double Car parking
- Ducted Air Conditioning
- Solar panels

Locations of interest:

- 150m to Bus Stop^
- 1.0km to Mount Gravatt Plaza^
- 1.0km to BRAND NEW Scurrs Medical Facility^
- 1.4km to Westfield Mount Gravatt^
- 5.2km to Westfield Carindale^
- 300m to Dittmer Park^
- 600m to the Mount Gravatt Markets/Showgrounds^
- 800m to Mount Gravatt Lookout^
- 1.2km to Pacific Motorway^
- 3.7km to Gateway Motorway^
- 9.0km to Brisbane CBD^

Interest in this property will be high, don't miss this amazing opportunity!

\*subject to reserve price

^direct line

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