

6 Azanian St, Upper Mount Gravatt, QLD, 4122



House For Sale

Thursday, 1 August 2024

6 Azanian St, Upper Mount Gravatt, QLD, 4122

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

INTERSTATE VENDORS SAYS SELL!

ACT FAST, THIS TIGHTLY HELD POCKET OF UPPER MOUNT GRAVATT DOES NOT COME UP OFTEN WITH THE CURRENT INTERSTATE OWNER MAKING THE DIFFICULT DECISION TO SELL. THE CURRENT HOME IS NOW VACANT AND WILL NOT LAST! MUST BE SOLD ON OR BEFORE 06/07/2024*

Auction via In-Room and Online - 15/08/2024 from 6:00pm, if not sold prior

Auction Location - Ray White Mt Gravatt - 1450 Logan Rd, Mount Gravatt

Registrations start from 5:30pm

(Phone & Online Registrations must be completed by 12pm on Auction Day)

This is an exciting opportunity suited for intergenerational families or shared household to secure a sensational property with elevated south-easterly aspect on the high mountainside of Mt Gravatt. Set back on the block with high retained gardens, the solid and sturdy home has been well cared for and has many endearing, quality features reminiscent of its design era that are rare to find today! Large format spaces for communing combine with gentle arches, exposed brickwork and extensive outdoor balconies to create a harmonious house with space for quiet times and abundant room for social occasions to be enjoyed inside or out!

The pretty frontage is softened by the leafy garden wall and mature trees offering dappled shade across the lawns. Access around the home is wide and easy to navigate and provides lots of garden areas for entertainment, play or planting. A key feature of this home is the massive front deck which protrudes over the yard offering a shaded area below. Enjoy the wide views toward the bayside from here or find cool shelter under the covered patio that connects to the deck.

On the lower level the home has been set up for independent living and offers a fabulous main living area with an open design that can comfortably accommodate lounges, media, and table settings. A compact modern kitchen has been added and there is a beautiful new fully tiled bathroom and massive storage space at the rear. Choose to utilize the two multi-purpose rooms on this level as bedrooms, home offices, hobby rooms or play areas for the kids, both are fitted with fans, timber flooring, blinds and new paint. One with air conditioning.

Upstairs the space is seemingly endless with multiple zones for socializing and downtime together. The internal stairwell leads into the stylish formal lounge and dining room which has a beautiful view from dual windows and air conditioning and connects to a side balcony. Adjoining here is the tiled casual meals area which opens to the paved back patio and striking garden perfect for BBQ's with friends. The functional kitchen has quality solid timber cabinetry with central island and is equipped with dishwasher, gas cooker and plenty of bench and storage.

The impressive master bedroom includes a walk-in robe and ensuite facility and enjoys private access to the front balcony. Two more junior bedrooms on this level both have robes and use of the shared main bathroom at back of house and next to the laundry room with outside access.

Situated in a peaceful and well-established pocket of this neighbourhood, the home offers a serene and completely convenient setting to suit all ages. Close to bus stops and the motorway, it's only 15-20 minutes into Brisbane CBD and is walking distance to schools, sports and community facilities. There are local shopping precincts nearby and it's a few minutes' drive to major retail complexes ensuring you have everything you need for a happy lifestyle.

Features include:

- Air conditioned living area
- All bedrooms are air conditioned
- Independent double garage
- Solar panels
- Elevated 589sqm block
- Ceiling fans

- Security screens
- Two balconies, deck with festoon lighting & outdoor patio

Unique and truly lovable with so much potential on offer this is a remarkable and rare opportunity to own a home of this calibre in this fantastic location! Don't miss out on calling now to make an enquiry and book a time to walk through the home.

* Subject to reserve price

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!

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