

**77 Mountain St, Mount Gravatt, QLD, 4122**

**crafted**  
property

**House For Sale**

Sunday, 6 October 2024

77 Mountain St, Mount Gravatt, QLD, 4122

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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## **Bespoke Lifestyle - Three Levels of Ultimate Luxury Surrounded by Breathtaking Views with Effortless Flow from Inside to Out!**

\*CONNECT - Reach out to discuss or schedule a viewing. We're eager to assist you!

\*REQUEST - Building and Pest Report + REIQ Contract of Sale + Title Search

\*UNLESS SOLD PRIOR Auction - Sunday 3rd November - 10:00am (Onsite)

Situated on a sprawling north-east facing 607m<sup>2</sup> allotment in one of Mount Gravatt's finest and most elevated pockets, this stunning custom-built resort-style masterpiece offers an unrivalled lifestyle for the growing family or executive couple.

You will be immediately impressed by the home's striking facade which blends an array of materials and is framed beautifully by low-maintenance landscaped gardens. Secured behind a front feature wall and electric gate you will appreciate the property's compound-like feel. The ground floor encompasses an oversized double remote garage with plentiful storage space, spacious foyer with bench seat, laundry and elevator that services all three floors. The stunning timber staircase stands as a feature as much as it does a practical purpose. Levels 1 and 2 are designed around a central courtyard to the south-west, the resort-style swimming pool and breathing outlook to the north-east as well as a spacious backyard with spa and firepit area. This ensures the home is flooded with natural light and is comfortable year-round benefiting from cross-ventilated natural breezes. The first floor offers multiple separate yet open plan living areas, sleek modern kitchen with butler's pantry as well as a guest suite with ensuite and dedicated home office that could also serve as a 6th bedroom, media room or kids retreat. The remaining bedrooms are tucked away on the second floor ensuring utmost privacy. Most bedrooms offer a private balcony while the master suite provides a hotel-like romance at home with its very own wrap-around verandah and outlook. There is a bench seat, feature headboard with built-in bedside tables, pendant lighting as well as a Hollywood walk-around wardrobe with dressing/makeup table, additional built-in wardrobe and stunning ensuite with dual vanities, oversized shower and bath tub. It is your very own wellness centre/spa at home!

The quality of construction, floorplan and outlook must be inspected to be appreciated - secure this one-of-a-kind masterpiece before Christmas!

- Upstairs Bedrooms (Second Floor): 3 x Spacious Rooms (2 x with Balcony + 1 x with Ensuite) + Built-in Wardrobes + Ceiling Fans + Ducted A/C
- Guest Suite (First Floor): Spacious Room + Built-in Wardrobe + Ensuite + Ceiling Fan + Ducted A/C
- Home Office/6th Bedroom/Media Room/Kids Retreat with Ducted A/C + Projector + Projector Screen
- Master Suite (Second Floor): Spacious Room with Benchseat + Feature Headboard with Built-in Bedside Tables and Pendant Lighting + Skylight + Wrap-Around Verandah/Balcony + Built-in Wardrobe + Hollywood Walk-around Wardrobe with Dressing/Makeup Table Ensuite and Custom Cabinetry + Ensuite with Dual Vanities + Separate Toilet + Oversized Shower with Bench + Wall-mounted Shower Head + Rainfall Shower Head and Bath
- Bathrooms: 1 x Powder Room (First Floor) + 1 x Main Bathroom with Separate Toilet (Upstairs) + 3 x Ensuities (1 x First Floor + 2 x Second Floor)
- Laundry with Bench Space + Storage + Outside Drying Court
- Entry/Foyer with Bench Seat
- Kitchen: Central Kitchen with Servery Windows + Window Splashback + Stone Benchtops + Gas Cooktop + Exhaust + Electric Oven + Dishwasher + Plentiful Cupboard/Bench Space + Double Sink with Zip Tap + Fully Integrated Fridge/Freezer + Butler's Pantry with Servery Windows
- Living (a): Family Area Combining Kitchen + Meals with Benchseat + Access to Covered Outdoor Deck
- Living (b): Living Room with Feature Custom Cabinetry + Integrated Electric Fireplace + Wrap-Around Verandah/Balcony + Access to Pool Deck
- Living (c): Home Office/6th Bedroom/Media Room/Kids Retreat with Ducted A/C + Projector + Projector Screen
- Features: Ducted A/C + Ceiling Fans + Elevator + Floor-to-Ceiling Tiling + Feature Pendant Lighting + Feature Custom

## Cabinetry + Feature Timber Staircase

- Covered Outdoor Deck Overlooking Pool + Yard + Outlook with Outdoor Kitchen + Benchseat + Shutters + Downlights + Ceiling Fan
- In-ground Concrete Swimming Pool with Waterline Feature Tile
- Pool Deck
- Astroturf Backyard with with Firepit Area + Spa
- Internal Courtyard with Deck + Water Feature
- Car Space: Double Remote Garage with Epoxy Flooring + Walk-in and Built-in Storage
- Low-Maintenance Drought Tolerant Landscaping
- Feature Front Fence with Electric Gate
- Solar System
- Colourbond Fenced
- Concrete Block Retaining

This location places both Mount Gravatt State and State High Schools within walking distance as well as St Agnes Primary School, Griffith University's Mount Gravatt campus and an array of kindergarten centres. The Mount Gravatt Homemaker Centre, Nursery Corner, Mount Gravatt Central and Mount Gravatt Plaza shopping centres are all also within walking distance for all the essentials and much more. Westfield Garden City is only a 5 minute drive. Various walking tracks and the Mount Gravatt Outlook can be accessed across the road affording you the possibility of daily nature enriched hikes. Commuting from this location is also a breeze with major arterials in all directions just minutes away. The 170 bus route direct to Brisbane CBD within 30 minutes is only a short walk down Mountain Street to Stop 37 on Logan Road.

\*NOTE - The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review however this should not be relied upon and interested parties should rely on their own enquiries.