

Sold



8, 60 Marlene Street, Mount Gravatt East



## EXCELLENT POSITIONED? MT GRAVATT EAST'S BEST TOWNHOUSE

\*\*\* Due to the COVID-19 pandemic environment we have cancelled all open house inspections on this property. However, if you are keen to inspect the property on Saturday between 11:30am to 12:30pm, we are happy to arrange a private inspection within a 15min block for each potential buyer. Please ring us (Lucky 04 1827 1827 or Dion 0432 208 504) to book a time that is convenient for you. The property is in a vacant position. \*\*\*

### OVERVIEW:

This complex is so very unique for a townhouse development. It appears quite conventional, when viewed from the street, but at its rear is a huge private facility which affords its residents a full sized & fenced tennis court; a shaded swimming pool complete with 20M lap lane, bbq-gazebo and change room, and its own manicured & landscape private park, large enough to enjoy games of family cricket or footy, fly a kite or throw a frisbee. It is a great and safe place to raise a family, all of this for just 28 residences and all of the hard work is taken care of for you.

3 3 1 122 m2

|               |             |
|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 1151        |
| Land Area     | 122 m2      |

### AGENT DETAILS

Lucky Tennekoon - 0418271827

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
(07) 3219 8500



## LOCATION:

The location of this home is also a plus factor and smack of conveniences on so many levels. As well as being only a 20 minutes drive from the CBD, it is well serviced by public transport, including the leisure & work meccas of not one but two Westfield Shopping Centres, Gardencity & Carindale. It is surrounded by quality primary & high schools including Mansfield SHS, Mount Gravatt SHS and Clairvaux MacKillop RC. Griffith University is a short bus ride away and on ramps to both the M1 & M3 motorways are only a few short minutes away, making it easy to access both the Gold and Sunshine Coasts. There is even a local shopping centre which contains a Woolies and Coles, a doctors surgery and pharmacy, bottle-o's, butchers, sea food, fruiteres, cafes, within a 5 minutes walk to a pedestrian pathway.

## PROPERTY FEATURES:

The Duplex property itself has been very well through out. The ground floor flows through from the front entrance; past the ensuited master bedroom, the large stylish kitchen, into an open plan living and dining area, then out through bifolding doors onto a large, fully roofed and screened entertainment deck. Upstairs are two additional bedrooms, serviced by their own bathroom.

Some of the features of this property includes:-

- Modern kitchen w/ breakfast bar, glass splashback, large oven, double drawer dishwasher, and skylight- Open plan lounge and dining area w/ built in surround sound speakers, and A/C
- Tri-fold doors leading out to entertainers deck w/ panoramic views of the large open space in the complex, retractable privacy screens,
- Timber flooring throughout downstairs living areas
- Carpeted bedrooms and throughout upstairs
- Large linen cupboard- Floor to ceiling mirrored robe doors in each bedroom, including modular seating, racks and mired storage baskets to two bedrooms.- Ceiling fan to each bedroom. Reverse cycle A/C to master bedroom and ensuite.- White plantation blinds throughout the whole property, plus the bifold door.
- Single remote garage w/ laundry area, and epoxy flooring
- Huge storage shed built in underneath the property w/ kitchenette / workbench and lock up roller garage door- Additional external car park space, adjacent to the garage and allocated to this residence.- Ample street parking . No permit required
- Covered entrance w/ security door
- Large open space in the centre of complex, room for cricket or other

## outdoor activities

- Large pool w/ gazebo area and bathrooms
- Tennis court
- Direct access between complex and Mt Gravatt Plaza

## SPECIAL BONUSES:

- NBN Service is already connected.
- Cable TV service is already connected.
- Solar power system - only 4 months old. In December it produced 700KW hours and the bill was under \$18.
- Secure undercroft lockup - 5.0m wide x 4.8m deep x 3.2m high which can be used for storage or can be easily converted into a large rumpus room.

- Body Corporate fees - \$1100 per quarter including building insurance (contents excluded)
- Council rates and water - \$580 per quarter

## Location

- 2 Minutes walk to Mt Gravatt Plaza
- 10 Minutes drive to Westfield Garden City or Carindale
- 10 Minutes to M1 Gateway or M3 Pacific on-ramps
- Large array of stores, car yards and other commercial areas on Logan Rd
- Catchment for Mt Gravatt East SS and Mt Gravatt SHS
- 15 Minutes to Logan Central, with IKEA and many other stores along the pacific highway
- 25 Minutes to Brisbane CBD
- 25 Minutes to Brisbane Airport
- 40 Minutes to Gold Coast theme parks
- 50 Minutes to Southport

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.