

Sold



4, 60 Marlene Street, Mount Gravatt East



## WELL PRICED TOWNHOUSE IN THE BOOMING MT GRAVATT EAST

### 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.

### 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

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Price	SOLD
Property Type	Residential
Property ID	1179
Floor Area	160 m2

### AGENT DETAILS

Lucky Tennekoon - 0418271827

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
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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, seafood, fruiteres, cafes, within a 5 minutes walk to a pedestrian pathway.

#### PROPERTY FEATURES:

The Duplex property itself has been very well throughout. The ground floor flows through from the front entrance; past the ensuite master bedroom, the large stylish kitchen, into an open plan living and dining area, then out through sliding 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, glass splashback, large oven, dishwasher, Open plan lounge and dining area and laundry area and A/C
- Sliding doors leading out to entertainers deck w/ panoramic views of the large open space in the complex, retractable privacy screens,
- Beautiful vinyl flooring throughout downstairs living areas and upstairs.
- Large linen cupboards, Floor to ceiling mirrored robe doors in two bedrooms, Ceiling fan to each bedroom. Reverse cycle A/C to one-bedroom upstairs
- Single remote garage
- 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 the 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
- Body Corporate fees - \$1070 per quarter (approximately) including building insurance (contents excluded) - Council rates and water - \$580 per quarter (approximately)

#### 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

Call Lucky Tennekoon, the lead salesperson at Stellario, to arrange a private inspection and/or we look forward to seeing you at our next scheduled open homes.

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