

## Holland Park West, 54 Dunrod Street

### MODERN, CONVENIENT LIVING

As you enter the front door you will be impressed by the overall size and layout of the home, spread over two full levels of living. Every room is oversized and emphasised by the high ceilings.

On the lower level sits the double side by side garage with remote access. With convenience in mind, the garage has plenty of space for storage, ensuring there is enough room for the whole family.

You will spend most of your time on the second level of the home – an entertainer's delight. The well-appointed kitchen features a large island bench, stone bench tops, stainless steel appliances including an oven with gas cooktop, completed with a large walk-in pantry. The kitchen is perfectly located to service the open plan living and dining area which flows out to the covered



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#### For Lease

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entertainment area that runs the width of the house, with a low maintenance backyard. Down the hallway sits a powder room and separate laundry with external access. For families that require a bedroom on this level, there is a media room could easily be converted to a bedroom. An additional living area sits at the front of the home with access to a front balcony.

Upstairs you will find a 3rd living area to service the household, or this can easily be used a home office &ndash; creating flexible living spaces for everyone to enjoy. The luxurious master suite is located to the front of the home, separated from the other three bedrooms for privacy when needed. The master bedroom has a large walk-in robe and en-suite with a free-standing bath, dual vanities and a separate shower. A further three bedrooms all with built-in robes are on the upper level, serviced by the main bathroom with shower and separate toilet.

Complete this outstanding package with ducted air-conditioning throughout the home, providing year-round comfort.

Enjoy easy to public transport including Holland Park West busway station, convenient freeway access, Mt Gravatt/Holland Park Shopping Precinct, parks, cafes and local restaurants. Within the sought-after Marshall Road Primary School and Holland Park High School catchment. Within walking distance to the Griffith University Mt Gravatt Campus and approximately 9km from the CBD.

Outstanding features of 54 Dunrod Street at a glance:

- Modern, contemporary home
- Ducted air-conditioning throughout the home
- Oversized rooms emphasised by high ceilings
- Double side by side garage with remote access & additional storage space

Second level:

- Well-appointed kitchen featuring a large island bench, stone bench tops, stainless steel appliances including an oven with gas cooktop, complete with a large walk-in pantry
- Kitchen is perfectly located to service the open plan living and dining area which flows out to the covered entertainment area that runs the width of the house
- Low maintenance backyard
- Powder room & laundry with external access
- Media room (can be converted to a bedroom if needed)
- Additional living area with access to a front balcony

Third level:

- 3rd living area to service the household, or this can easily be used a home office
- A luxurious master suite with a large walk-in robe and en-suite with a free-standing bath, dual vanities and a separate shower
- 3 bedrooms, all with built-in robes, serviced by the main bathroom with shower and separate toilet
- Close proximity to Holland Park West busway station



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- Convenient freeway access, Mt Gravatt/Holland Park Shopping Precinct, parks, cafes and local restaurants
- Within the Marshall Road State Primary School and Holland Park High School catchments
- Within walking distance to the Griffith University Mt Gravatt Campus
- 9kms to the CBD

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\*\*\* By registering for an inspection, you will be INSTANTLY informed of any updates, changes or cancellations for your property appointment. If no one registers for an inspection time - then that inspection may not proceed. If there are no times set for this property yet, STILL REGISTER and as soon as times are set, you will be advised of the day and time \*\*\*

TO APPLY for this rental property please go direct to our website (below) or contact our office on 07 3848 7369.

<https://annerleyyeronga.ljhooker.com.au/search/property-for-rent/page-1>

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## More About this Property

<b>Property ID</b>	170QH31
<b>Property Type</b>	House
<b>Land Area</b>	406 sqm
<b>Including</b>	Ensuite Air Conditioning Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

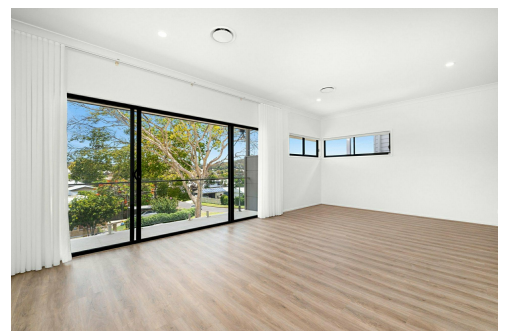
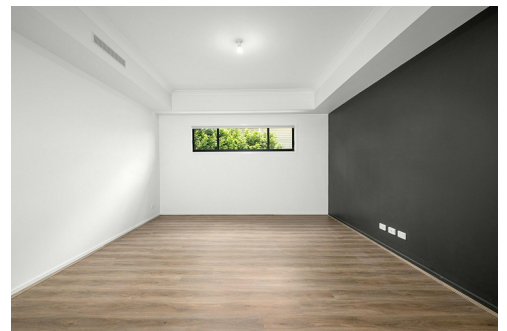
### Josephine Elvin

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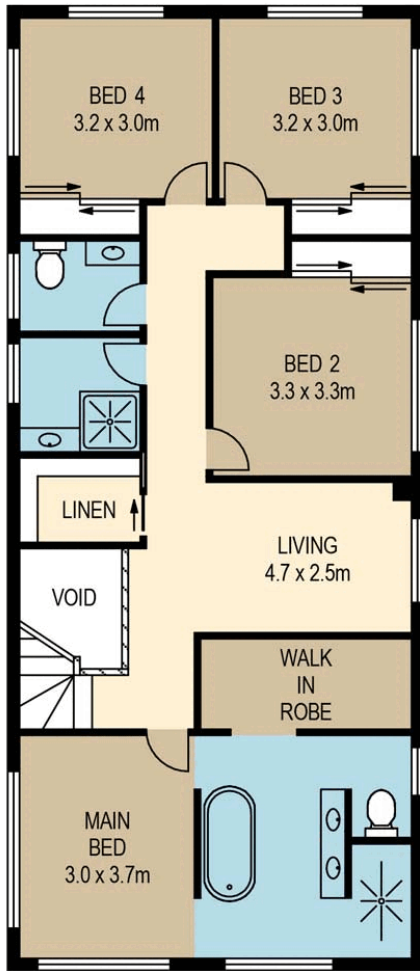
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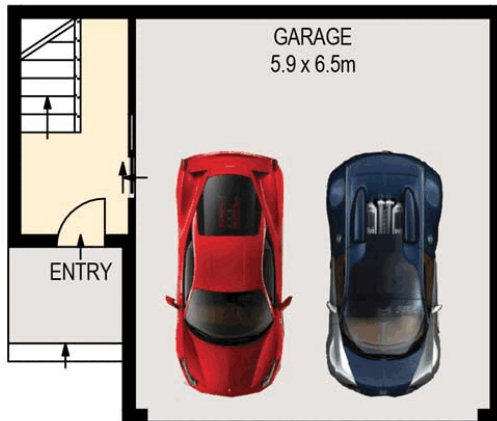


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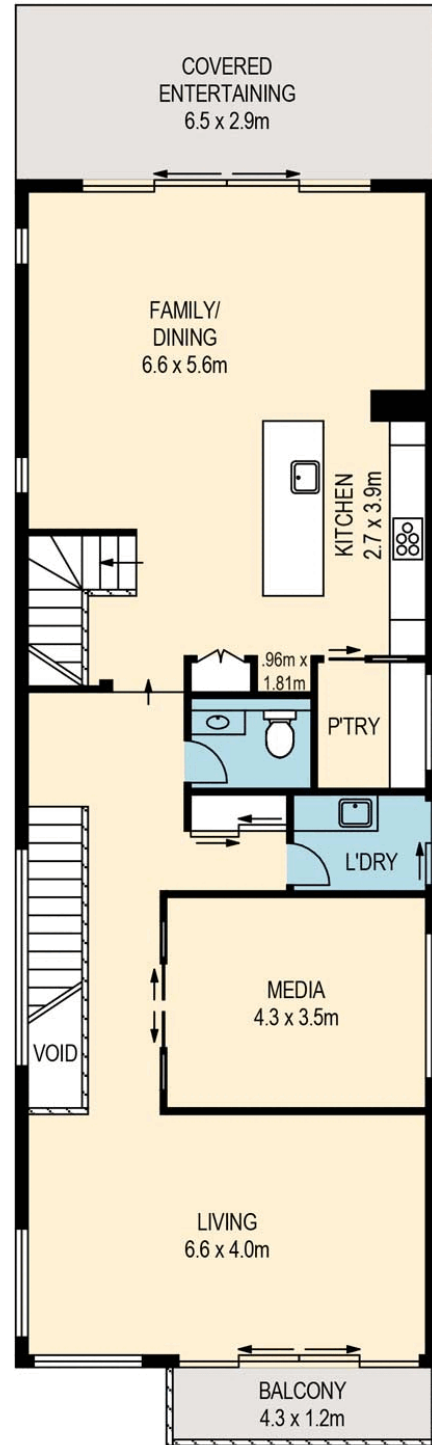
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UPPER LEVEL



LOWER LEVEL



MIDDLE LEVEL



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

internal 273sqm  
external 27sqm  
total 300sqm



54 DUNROD STREET

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