

Macgregor, 304/3 Grout Street

SOLD BY EMILY XIONG

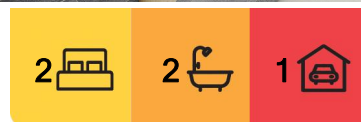
This contemporary two-bedroom apartment in the five-year-young G3 Apartments is the perfect mix of modern style and low-maintenance convenience. With a spacious open-plan layout, a sleek monochromatic kitchen featuring waterfall stone benches, a gas cooktop, and dishwasher, plus a large, tiled balcony perfect for alfresco entertaining, this abode is designed for easy living. Both bedrooms offer walk-through robes and private ensuites, making it ideal for professionals, young families, couples, or investors. Positioned in a central location just steps from Westfield Mt Gravatt and express bus services, and a short drive to Market Square, Griffith University, and Brisbane CBD, this apartment is a gateway to convenience.

Key Features:

- Stylish two-bedroom apartment in the centrally located G3 Apartments complex, built just five years ago.



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For Sale
Please Call

View
l.jhooker.com.au/B2NZF4R

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- Open plan living and dining with a chic monochromatic kitchen, featuring waterfall stone benchtops, gas cooktop, and dishwasher.
- Generous tiled balcony, perfect for alfresco dining and entertaining.
- Two spacious carpeted bedrooms, each with walk-through robes and contemporary ensuites.
- Conveniently located within walking distance of Westfield Mt Gravatt, express buses, schools, and parklands, and a short drive to Market Square and Brisbane CBD.

Positioned in one of Brisbane's most well-connected suburbs, this apartment offers supreme access to a variety of amenities. A short walk takes you to local parklands, Westfield Mt Gravatt, and express bus stops, while renowned schools, childcare, and Griffith University are just a leisurely stroll or quick drive away. For food lovers, Market Square is a nearby haven of Asian dining options, and professionals will appreciate the 15-minute commute to Brisbane's CBD. Whether you're seeking leisure, convenience, or investment potential, this location has it all.

Nearby amenities include:

- 170 m to bus stop
- 750 m to Springfield Street Park
- 850 m to Westfield Mt Gravatt
- 900 m to Macgregor State High School
- 1 km to SunRise Kids Early Education and Care Mt Gravatt
- 1.2 km to Garden City bus station
- 1.3 km to Upper Mount Gravatt State School
- 1.9 km to Market Square
- 2.3 km to Griffith University Nathan Campus
- 2.5 km to QE II Jubilee Hospital
- 5.2 km to Griffith University Mount Gravatt Campus
- 12.3 km to Brisbane CBD

Located on Grout Street, just off bustling Kessels Road, the G3 Apartments offer a peaceful retreat without compromising on convenience. The apartment includes an allocated car space, but with express buses nearby and amenities within walking distance, you may find the car staying at home more often. Local shops, dining, and services are just minutes away.

Enter this modern apartment and experience the refreshing comfort of ducted air conditioning. The spacious open-plan lounge and dining area is adorned with downlights and fully tiled for effortless upkeep, making it a luminous and inviting space for everyday living or entertaining guests.

The monochromatic kitchen seamlessly integrates with the living areas and features stunning waterfall stone benchtops, a chef-ready gas cooktop, and a dishwasher for hassle-free clean-up. It's the perfect setting for creating everything from weeknight meals to impressive dinner spreads.

The living space flows onto a large, tiled balcony, offering an ideal spot for barbecues, evening drinks, or simply unwinding. With expansive views of the vibrant surroundings, the nighttime cityscape creates a magnificent glittering atmosphere.



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Both bedrooms are generously sized, featuring soft carpeting, ceiling fans, and spacious walk-through robes. Each is complemented by a contemporary ensuite with gleaming floor-to-ceiling tiles, ensuring privacy and style. One ensuite also offers two-way access past a discreet hidden laundry, adding extra functionality to this well-thought-out design.

This low-maintenance, modern apartment is perfect for anyone seeking a convenient lifestyle or an exceptional investment opportunity. Contact Emily Xiong today to arrange a private viewing and take the next step towards making this fantastic property yours.

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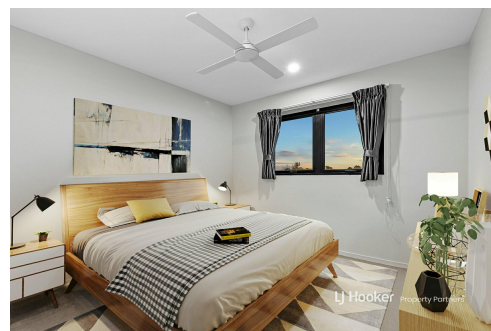
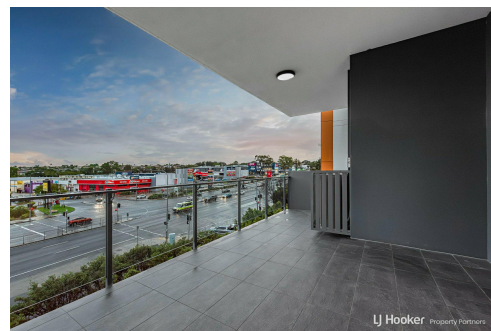
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More About this Property

Property ID	B2NZF4R
Property Type	Apartment

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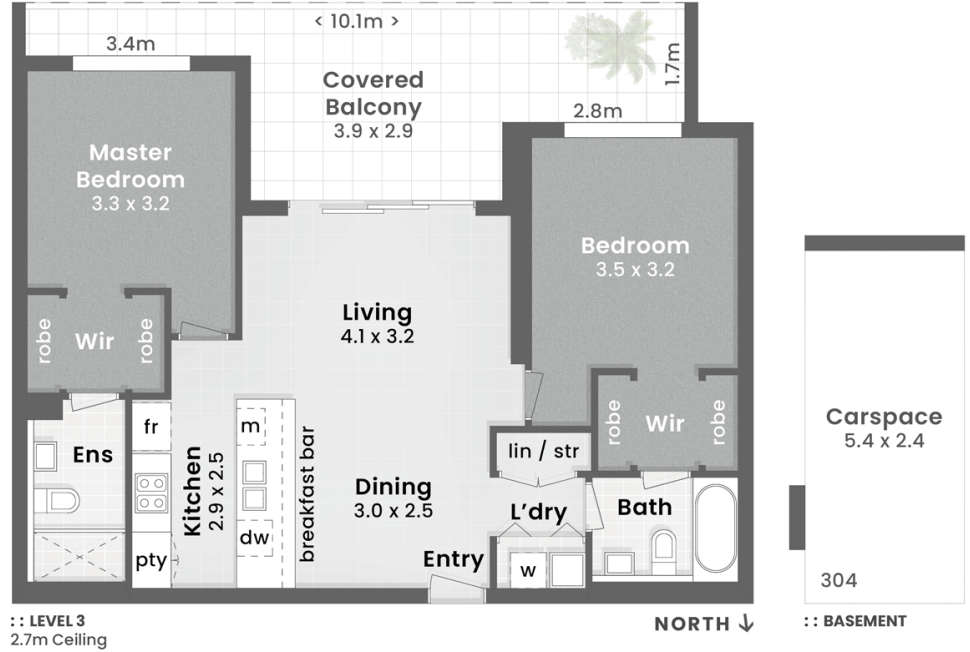
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POINTS OF INTEREST

1. G3 APARTMENTS
2. Griffith University Mount Gravatt Campus
3. Griffith University Nathan Campus
4. Nissan Arena | 5. QEII Jubilee Hospital
6. Sunnybank Plaza | 7. Westfield Garden City
8. Mt Gravatt Plaza
9. TAFE Queensland Mount Gravatt
10. Westfield Carindale



:: LOCATION MAP



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G3 APARTMENTS | 304/3 Grout Street
MACGREGOR

2 Bed 2 Bath 1 Car

Internal 79m² | Balcony 20m² | **Total 99m²**

Carpace 13m²

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