

305/3 Grout Street, Macgregor

SOLD BY KAY CHUNG & JACKSON CHOW

Welcome to Unit 305 in the highly coveted G3 Apartments, a premium two-bedroom, two-bathroom residence that shatters the stereotype of apartment living. Perched high on Level 3, this property offers a rare combination of sundrenched northerly light, whisper-quiet double-glazed interiors, and low body corporate fees of approximately \$1,100 per quarter, delivering the elevated, stress-free sanctuary you have been searching for.

Highlights:

- Prime North-facing apartment on level 3 for abundant natural light and panoramic Mount Gravatt views with incredibly low body corporate fees of \$1,101.70/quarter.
- Open plan living and dining with a chic kitchen, featuring waterfall stone 3m long benchtops with Miele appliances for gas cooktop, dishwasher, and near-new oven.
- Generous tiled balcony with mountain views, perfect for alfresco dining and entertaining.
- Acoustic peace and thermal efficiency with double-glazed windows, zoned centrally ducted air conditioning to all rooms, plus a clothes dryer included.
- Conveniently located within walking distance of Westfield Mt

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FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



Gravatt, express buses, schools, and parklands, and a short drive to Market Square and Brisbane CBD.

SOPHISTICATED SPACES CRAFTED FOR SEAMLESS INDOOR-OUTDOOR FLOW

Come home to soaring 2.7m high ceilings that maximise the flow, while elegant large tiles and contemporary downlights create a bright and sophisticated atmosphere throughout. Designed with an effortless open-plan layout, transition seamlessly from the sleek gourmet kitchen through to the spacious dining and living zones, before opening out to a generous entertainer's balcony. Facing north to capture beautiful natural light all day long, the balcony serves as your private front-row seat to spectacular, panoramic views of Mount Gravatt.

A METICULOUSLY CARED-FOR SANCTUARY OF HIGH-PERFORMANCE DESIGN

The kitchen is a chef's dream, boasting striking 40mm stone benchtops with a waterfall edge, a premium Miele appliances including gas cooktop, rangehood and a dishwasher. Meticulously cared for, the premium oven is near-new with minimal use.

To make the move even easier for the next owner or tenant, the owners are also leaving behind a clothes dryer as part of the sales package. The double-glazed windows shut out the bustle of the outside world the moment they click closed, plunging the interiors into an oasis of deep, acoustic calm. Inside, you are entirely in control of your elements; a simple touch of the centrally ducted system sends a tailored breeze of climate-controlled comfort to individual bedrooms or the main living hub, keeping the atmosphere effortlessly perfect regardless of the weather outside.

INTELLIGENTLY DESIGNED PRIVATE QUARTERS FOR FLEXIBLE LIVING

The spacious master suite serves as a true sanctuary, complete with a generous walk-in robe that flows seamlessly into its own private ensuite. The second bedroom is equally impressive, featuring a built-in robe and immediate, convenient access to the large main bathroom right across the hall. Centrally located is a dedicated, separate laundry zone that keeps household chores neatly tucked out of sight.

THE ULTIMATE LIFESTYLE LOCATION ON LIFE'S VERY DOORSTEP

Positioned in one of Brisbane's most connected hubs, your car might just stay parked in the secure garage. A short ten-minute walk takes you to Westfield Mt Gravatt for boutique shopping, fine dining, and cinemas, while a quick five-minute drive lands you in the culinary hotspot of Market Square. Commuters will love being only a minute drive to the Park 'n' Ride city express buses or a mere 170 metres from the nearest local bus stop, allowing for a swift 15-minute commute to the Brisbane CBD.

AN UNMISSABLE OPPORTUNITY FOR CAPITAL GROWTH AND EASY LIVING

Families and investors alike will appreciate being situated inside the coveted MacGregor State High School catchment and just minutes from Griffith University and QEII Jubilee Hospital. Positioned in an area known for its exceptional tenant demand and consistent growth, this modern home delivers style, ease, and investment potential in equal measure.

Don't miss out on this rare north-facing gem and contact Kay Chung or Jackson Chow today.

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MORE DETAILS

Property ID	B4TKF4R
Property Type	Apartment
House Size	101 m2
Including	Ducted Cooling
	Balcony
	Dishwasher
	Built-in-Robes

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Jackson Chow 0435 998 468

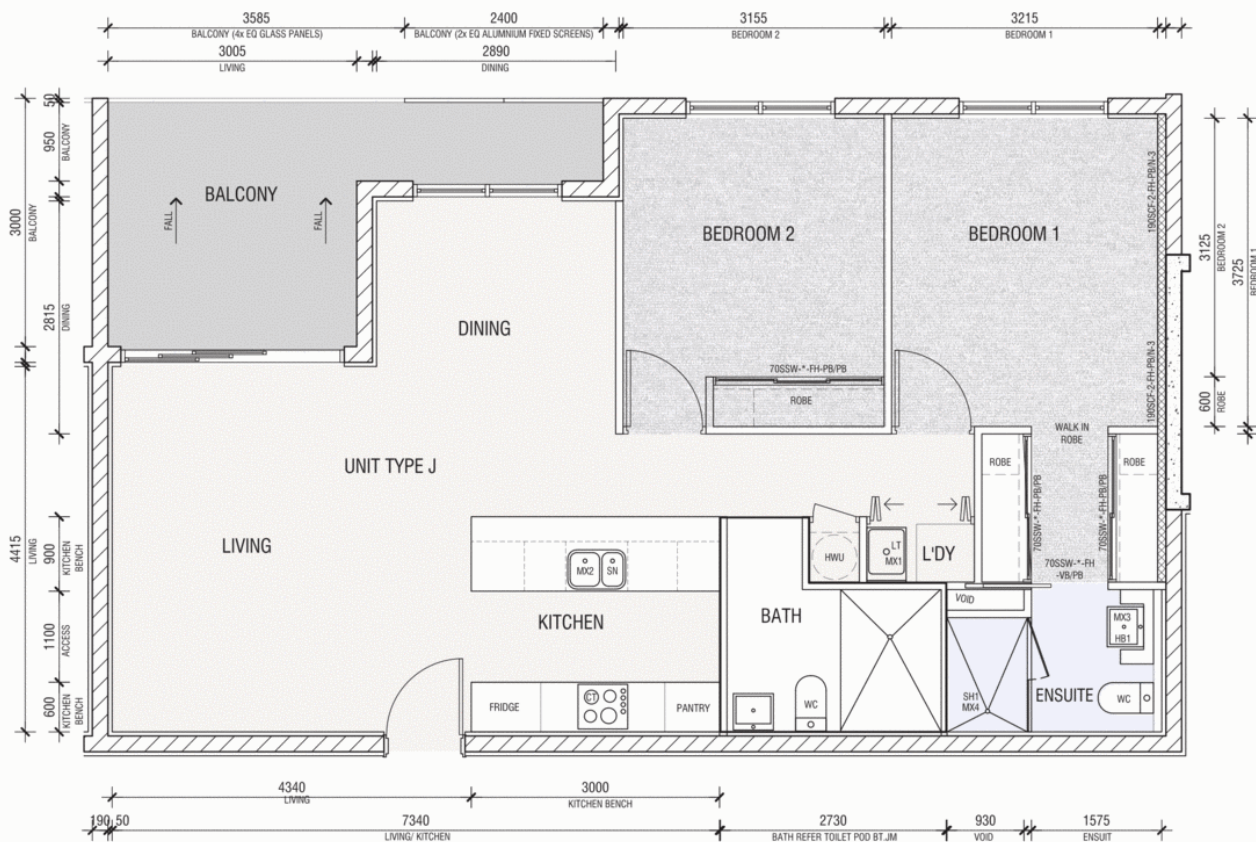
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Internal: 88m² Balcony: 13m² Total: 101m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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