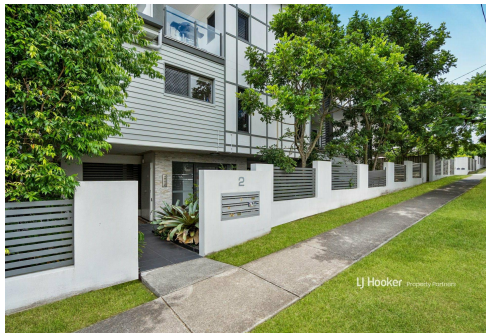
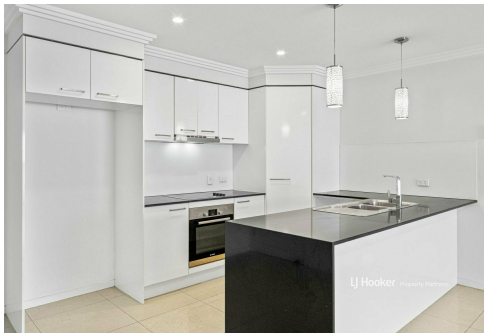


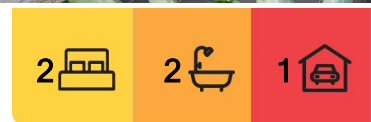


LJ Hooker Property Partners



Mount Gravatt East, 4/2 Clausen Street

SOLD BY ERFAN BABAIE & KOS COMINO



For Sale
Please Call

View
ljhooker.com.au/B2WTF4R

Contact
Erfan Babaie
0481 868 871
erfanbabaie@ljhpp.com.au
Kosma Comino
0438 365 222
kosmacomino@ljhpp.com.au

Positioned in a highly sought-after pocket of Mt Gravatt East, this modern two-bedroom apartment offers an unbeatable combination of style, convenience, and low-maintenance living. Just nine years young, it features a contemporary open-plan design, high-end finishes, and a generous balcony perfect for entertaining or relaxing.

Whether you're a first-home buyer, downsizer, or savvy investor, this is a fantastic opportunity to secure a quality property in an ultra-convenient location.

Features at a Glance:

1. Spacious two-bedroom layout with built-in wardrobes, including a master with ensuite.
2. Expansive balcony offering seamless indoor-outdoor living and entertaining space.
3. Modern kitchen with sleek cabinetry, stone benchtops, and stainless steel appliances.
4. Ducted air-conditioning and heating throughout for year-round comfort.
5. Prime location close to buses, shops, cafes, parks, and motorways for ultimate



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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

convenience.

Step inside and discover a light-filled open-plan layout designed for easy living. The stylish kitchen is well-appointed with quality appliances, stone benchtops, ample storage, and a dishwasher, making meal prep a breeze. Flowing effortlessly into the spacious living and dining area, this space is ideal for both relaxing and entertaining.

A standout feature is the expansive private balcony, offering a perfect outdoor retreat for morning coffees or alfresco dining with friends. Enjoy the fresh air and leafy outlook, all from the comfort of your own home.

Both bedrooms are generously sized with built-in wardrobes, while the master bedroom boasts a sleek ensuite for added privacy. The main bathroom continues the contemporary design with floor-to-ceiling tiles, modern fixtures, and a stylish vanity.

Additional features include a secure intercom system, a fully fenced complex for peace of mind, and an allocated parking space. The building itself is well-maintained, ensuring a hassle-free lifestyle for its residents.

Ideally located just moments from local shopping precincts, dining options, parks, and public transport, this property offers unmatched convenience. Easy access to the Gateway and Pacific Motorways ensures quick trips to the city, airport, or coast, making it an excellent choice for professionals, couples, or investors.

Don't miss this opportunity to secure a stylish and spacious home in a prime location. Contact Kosma Comino or Erfan Babaie today to arrange your inspection!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020



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More About this Property

Property ID	B2WTF4R
Property Type	Apartment
Land Area	107 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Intercom Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced

Erfan Babaie 0481 868 871

Sales Agent to Kos Comino | erfanbabaie@ljhpp.com.au

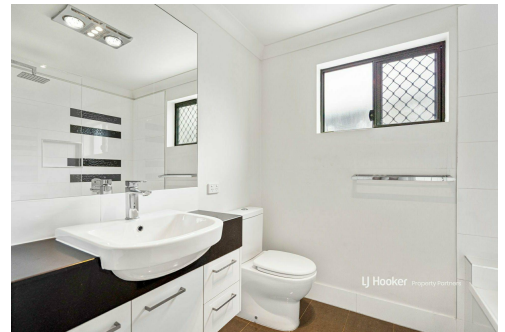
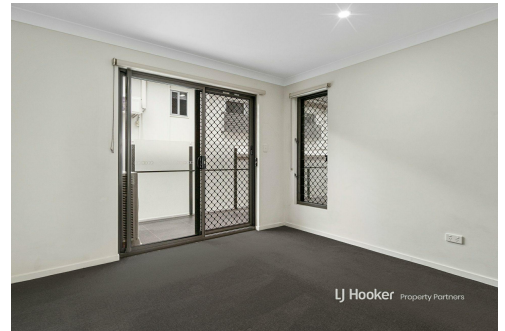
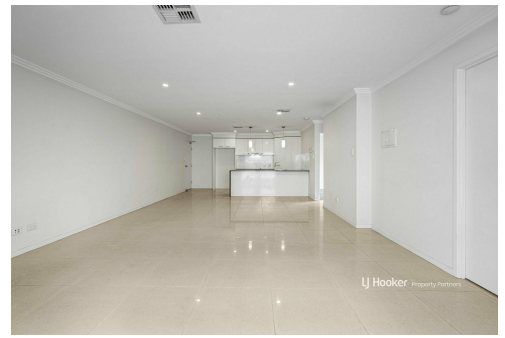
Kosma Comino 0438 365 222

Partner & Agent/Independent Contractor | kosmacomino@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

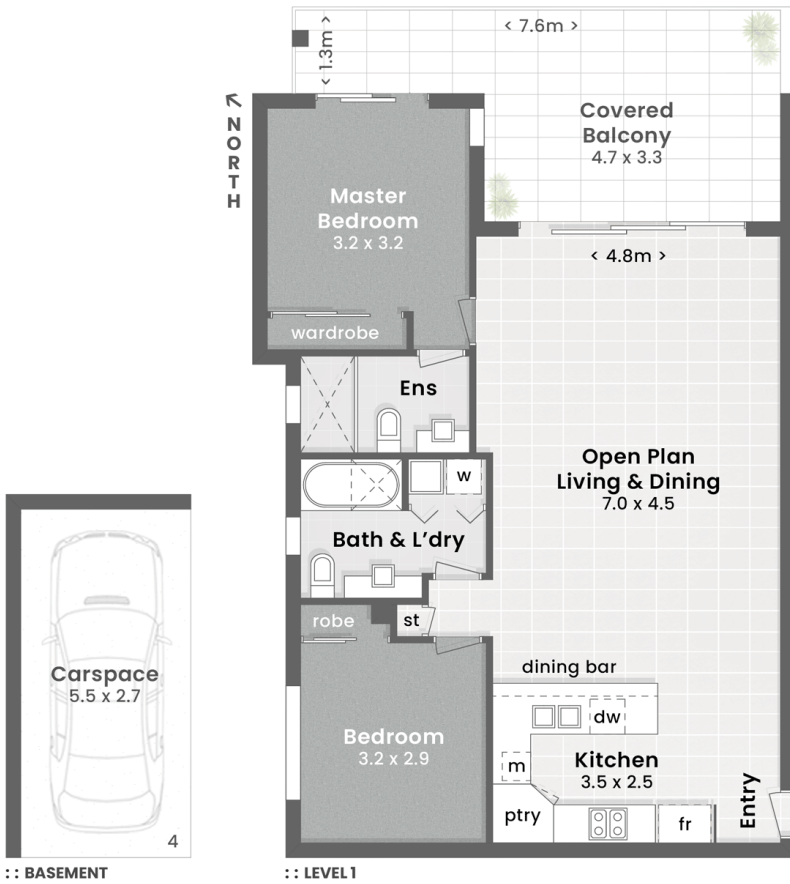
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- POINTS OF INTEREST**
1. 2 CLAUSEN STREET
 2. Griffith University Mount Gravatt Campus
 3. Griffith University Nathan Campus
 4. Nissan Arena | 5. QEII Jubilee Hospital
 6. Sunnybank Plaza | 7. Westfield Garden City
 8. Mt Gravatt Plaza
 9. TAFE Queensland Mount Gravatt
 10. Westfield Carindale



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Property Partners

4/2 Clausen Street
MOUNT GRAVATT EAST

2 Bed 2 Bath 1 Car

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Internal 88m² | Balcony 20m² | **Total 108m²**

Carspace 15m²

pdc.



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