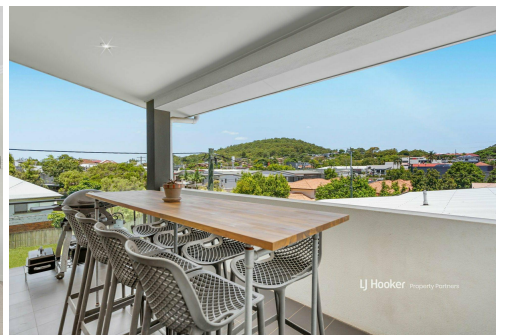
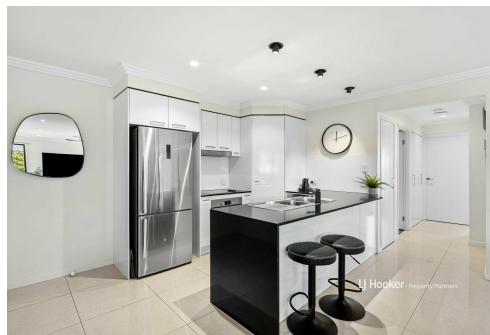


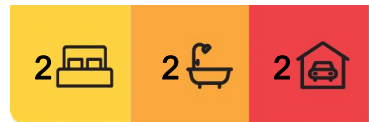


LJ Hooker Property Partners



## Mount Gravatt East, 8/2 Clausen Street

SOLD BY ERFAN BABAIE & KOS COMINO



Perfectly position in a quiet street only minutes' walk to cafes, city-bound buses and other handy retail action along Logan Rd, this is contemporary unit living at its best - a well-maintained 2-bedroom property with 2 versatile balconies on the prized top floor of an attractive 9-year young complex.

### Highlights:

- Black & white themed decor through gourmet kitchen, master ensuite & main bathroom
- Screened sliders either side of the tiled living/dining area onto 2 tiled deep balcony areas
- Set 1 balcony up with a BBQ + dining for 8, the other with lounges & even a home gym
- Ducted AC throughout + fans in living & both carpeted bedrooms, secure intercom entry
- 5 min walk to caf/u233?, Mt Gravatt Hotel + city buses, 4 by car to Mt Gravatt Plaza

The interior of this unit is light and bright, with large format tiles underfoot through the connecting hallways, primary living/dining area and an all-electric kitchen which, like the



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07 3344 0288

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

main bathroom and master ensuite, sports a chic black and white d/u233?cor theme. The bedrooms are both plush carpeted, with ceilings fans to complement ducted AC.

Thanks to the 2 big balconies' embracing this top floor unit, both deep, tiled spaces with downlights and glass balustrades, the living area on tap here is vastly expanded - and conveniently accessed through screened sliders from either side of the internal lounge as well as the master.

Honestly, there's more than enough room outdoors to set up a table for 8 and a compact Weber-style BBQ on one balcony and create an alfresco chill-out zone on the other with some comfy lounges and a coffee table - and still have room for a breezy yoga space or gym/weights area.

As either a first home or a solid investment, this property is an attractive proposition, not only for its good looks and delightful aspect from up high, but its proximity to city-bound buses, vibrant local eateries, shopping hubs and zoned schooling.

For an unparalleled unit lifestyle with abundant living space in a chic complex, look no more,

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

## More About this Property

<b>Property ID</b>	B2S0F4R
<b>Property Type</b>	Apartment
<b>Land Area</b>	129 m2
<b>Including</b>	Ensuite Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Secure Parking

**Erfan Babaie 0481 868 871**

Sales Agent to Kos Comino | [erfanbabaie@ljhpp.com.au](mailto:erfanbabaie@ljhpp.com.au)

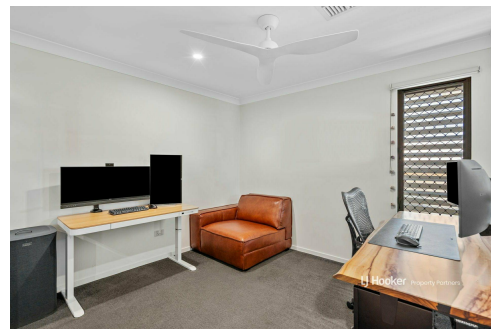
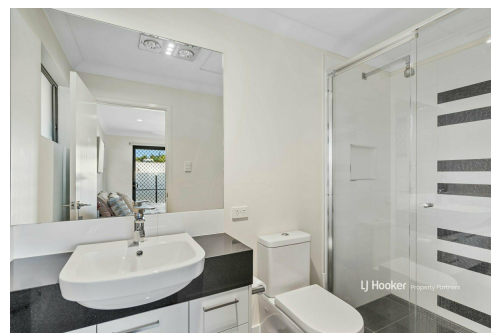
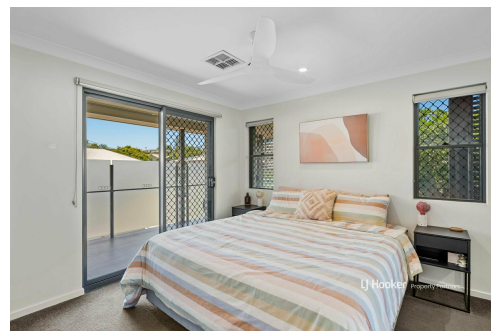
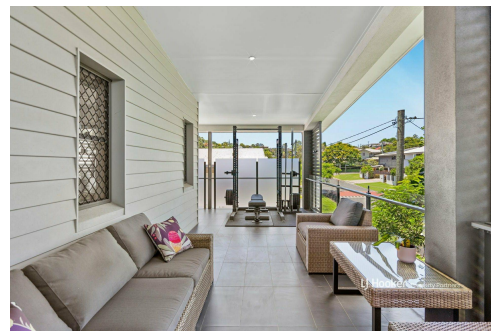
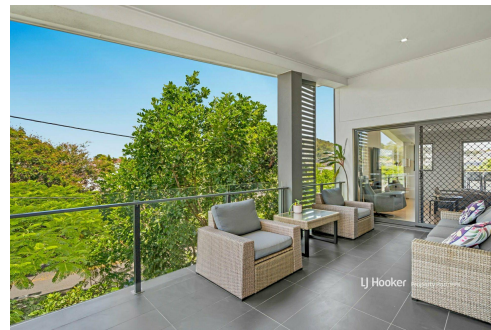
**Kosma Comino 0438 365 222**

Partner & Agent/Independent Contractor | [kosmacomino@ljhpp.com.au](mailto:kosmacomino@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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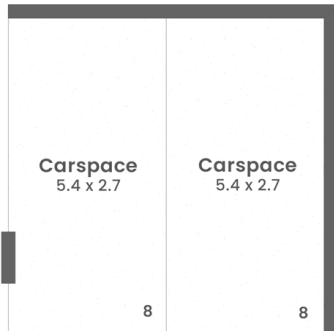
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← NORTH



:: LEVEL 2



:: BASEMENT

POINTS OF INTEREST

1. 8/2 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



:: LOCATION MAP

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8/2 Clausen Street  
**MOUNT GRAVATT EAST**

Internal 89m<sup>2</sup> | Balconies 37m<sup>2</sup> | **Total 126m<sup>2</sup>**

Carspaces 30m<sup>2</sup>

2 Bed 2 Bath 2 Car

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