



145 Broadwater Road, Mount Gravatt East

Space to Grow, Room to Share & Ready to Move In

Set on a substantial 670m² block and framed by attractive weatherboard tones, a classic tiled roofline and manicured hedges, this versatile and light-filled highset home instantly feels like a place to settle in, spread out and make your own. With complete dual-living capability, an expansive undercover deck, a sprawling backyard made for play, and a massive detached double garage, this is the picture-perfect property buyers and investors dream of finding.

Highlights:

- Double catchment Wishart State School and Mansfield State High School
- True dual living potential with two fully self-contained levels featuring separate entries, kitchens, bathrooms, and laundries.
- Move-in ready comfort and impeccably presented with beautiful timber floorboards, fresh finishes, and air conditioning throughout.
- Entertainer's Dream with a large undercover timber deck connecting to a paved courtyard with a built-in fire pit zone.
- A sprawling, fully fenced backyard alongside a huge detached double garage plus additional carport.
- Premium Mount Gravatt East position close to major shopping hubs, transport, schools, and motorways.

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FOR SALE

Auction

VIEW

Sat 20th Jun @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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- Granny flat potential subject to council approval

A rendered facade, neatly manicured front hedge, and wide side access create an immediate sense of home, while inside, the light-filled layout brings a bright, clean, and inviting atmosphere. The floorplan is uniquely practical, offering a dual-occupancy design that connects smoothly with the outdoors while keeping distinct living zones independent and completely private.

The lower level serves as a self-contained hub, boasting an open-plan living and dining area adjacent to a practical kitchen, all set against a backdrop of warm timber floorboards. Accommodation on this level includes two spacious bedrooms, with the master enjoying its own massive dressing room and walk-in robe, serviced by a central family bathroom and a dedicated laundry area.

Upstairs, the upper level unfolds into a second, fully independent residence. It features an additional three well-sized bedrooms, a second central bathroom, and an independent laundry. The spacious living room flows naturally into a light-filled kitchen and dining zone, which opens directly onto a private balcony - perfect for enjoying your morning coffee in absolute peace.

Outside, the gorgeous undercover timber deck is ready for long lunches, summer barbecues, and relaxed evenings with friends. Beyond it, the block really delivers, with a generous, fully fenced backyard offering the kind of open green space that's becoming harder to find. It's the big backyard people dream of with room for kids to run, pets to roam, or simply a peaceful patch of lawn to enjoy at the end of the day, all framed by a paved fire pit zone for cozy winter nights.

Positioned in a highly sought-after Mount Gravatt East pocket, this home keeps everyday essentials within easy reach while giving you the flexibility of multi-generational living or a high-yielding investment. From major motorways for effortless city commuting to nearby retail destinations, public transport, and local schools, it's a family-friendly location designed to make day-to-day living feel simple, connected, and wonderfully convenient.

Warm, spacious, and wonderfully flexible, 145 Broadwater Road is the kind of home that invites you to slow down, settle in, and start your next chapter. Don't miss your chance to secure this exceptional opportunity - contact Erfan or Kos today.

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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 DETAILS

Property ID	B4VSF4R
Property Type	House
Land Area	670 m2
Including	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Floorboards

Erfan Babaie 0481 868 871

Executive Agent & Auctioneer | erfanbabaie@ljhpp.com.au

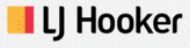
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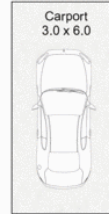
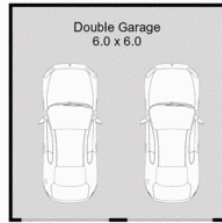


145 Broadwater
Road
**MOUNT GRAVATT
EAST**

- 5 Bed
- 2 Bath
- 3 Car

Internal : 190m²
External : 31m²
Garage : 36m²
Carport : 18m²
Total Area : 275m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



GROUND FLOOR



FIRST FLOOR