



157 Broadwater Road, Mount Gravatt East

## SOLD BY KOS COMINO & ERFAN BABAIE

Discover the perfect balance of modern style and family functionality in this beautifully presented lowset home, nestled in a prized Mount Gravatt East location. Boasting three spacious living zones, a lush backyard haven, and a position within the highly sought-after Mansfield and Wishart school catchments - this is the lifestyle upgrade you've been waiting for.

### Features at a Glance:

1. Within the Mansfield & Wishart school catchments.
2. Modern 11-year-old home with timber-style floors and crisp finishes.
3. Expansive open-plan kitchen and living, plus two additional living areas.
4. Large deck, cubby house, and fully fenced yard for family fun.
5. Ultra convenience: minutes from buses, parks, shops, motorways & more.

From the moment you arrive you'll feel instantly at home with the warm timber-style floors and bright, neutral colour palette that carries throughout the home. With three distinct living areas including a formal lounge, separate media room, and an open-plan central living

4  2  2 

### FOR SALE

Please Call

### AGENTS

Erfan Babaie  
0481 868 871  
erfanbabaie@ljhpp.com.au

Kosma Comino  
0438 365 222  
kosmacomino@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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.

 **LJ Hooker**

space, there's room here for every family member to relax, play, or entertain.

At the heart of the home, the sleek and spacious kitchen is perfect for family life. Anchored by a striking lime glass splashback and boasting a wide island bench, gas cooking, stainless steel appliances, and loads of storage - it's a true entertainer's kitchen that flows effortlessly into the dining and living areas. From here, sliding glass doors invite the outdoors in, leading to a generously sized covered deck.

Whether you're hosting guests or simply enjoying some fresh air, the outdoor space is a true standout. The covered entertaining area flows out to a lush backyard with ample lawn for kids and pets to enjoy. A whimsical cubby house adds extra magic for young ones, while established landscaping and fencing ensure privacy and peace of mind.

Each of the four bedrooms offers built-in robes and ceiling fans, with the master suite featuring its own ensuite and walk-in wardrobe. The main bathroom includes a separate bath and shower - ideal for families - while a stylish internal laundry with side access adds to the everyday convenience.

Additional features include:

- 3x split system air conditioners
- Ceiling fans throughout
- Mains gas
- Water tank
- Security screens and LED downlights throughout
- Double remote garage with internal access

Set on a level 670m<sup>2</sup> block in an ultra-convenient location, this home is positioned for everyday ease. Just moments from local parks, public transport, and major arterials, you'll love the easy access to Westfield Garden City, Mount Gravatt Plaza, and more. It's also within the catchments for Mansfield State High School and Wishart State School - two of Brisbane's most in-demand educational zones.

This is a true all-rounder - modern, move-in ready, and made for family life. Only 11 years young, and in impeccable condition, don't miss your chance to inspect this stunning property before it's snapped up!

Contact Kosma Comino today to arrange your viewing - this one won't last long on market!

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

## MORE DETAILS

Property ID B3GAF4R  
Property Type House  
Land Area 670 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Water Tank

**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  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





157 Broadwater  
Road  
MOUNT GRAVATT  
EAST

- 
- 4 Bed
  - 2 Bath
  - 2 Car
- 

Total Area : 284m<sup>2</sup>

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

