



31 Invermore Street, Mount Gravatt East

## SOLD BY THE GILLESPIE TEAM

Positioned to capture sweeping mountain views and bathed in the soft glow of a north-east aspect, this beautifully reimagined residence offers the ultimate turn-key lifestyle. Featuring two distinct living zones and a designer renovation, this four-bedroom home has been curated for modern comfort to ensure you can simply move in, unpack, and enjoy the elevated Mount Gravatt East lifestyle.

### Highlights:

- Modern Character Home on low-maintenance 410m2 with freshly renovated kitchen and bathrooms
- Dual living zones with north-east aspect capturing breezy, natural light
- 4-bed layout offering family scale and versatile flexibility; master with well-appointed ensuite
- Prime Mount Gravatt East position within the sought-after catchments, just moments from local parks, Griffith University, and Westfield shopping hubs.

Step inside and discover a home where contemporary style meets effortless functionality. Unique to this layout is the dual living capability. A dedicated lounge greets you at the entry, providing a quiet space for relaxation or media, while the separate, expansive dining and family hub acts as the social heart of the home.

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Partners

07 3344 0288

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 **LJ Hooker**

The freshly renovated kitchen is a chef's sanctuary, featuring sleek stone-look benchtops, a vertical subway tile backsplash, and a large window that frames the greenery outside. This space flows seamlessly into the primary living and dining area, creating a cohesive environment for family gatherings.

The floorplan has been intelligently designed to cater to the modern family. The master suite serves as a private retreat at the rear of the home, complete with a walk-in robe and a freshly renovated ensuite. Three additional well-proportioned bedrooms offer flexibility for the kids or a quiet work-from-home studio.

Transitioning from indoor to outdoor living is a breeze. The rear deck, sheltered by a striking white pergola, serves as a versatile alfresco sanctuary. The inclusion of dedicated outdoor cabinetry and a sink area transforms this space into a functional extension of the home, perfect for managing clean-up after a weekend barbecue without leaving the heart of the action.

Perfectly positioned in a consistent growth pocket, you are just moments from the Mt Gravatt Lookout, Griffith University, and the premier shopping hubs of Westfield Garden City and Carindale. With a rent appraisal of \$950 to \$1,000 per week, this is as much a smart investment as it is a beautiful home.

Don't settle for less when you can have 31 Invermore. To secure your interest, please contact Bailey Atherton on 0410 724 362 or Erfan Babaie on 0481 868 871 today.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 56 794 753 139/ 21 107 068 020

## MORE DETAILS

Property ID	B3W5F4R
Property Type	House
Land Area	410 m2
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

### Bailey Atherton 0410 724 362

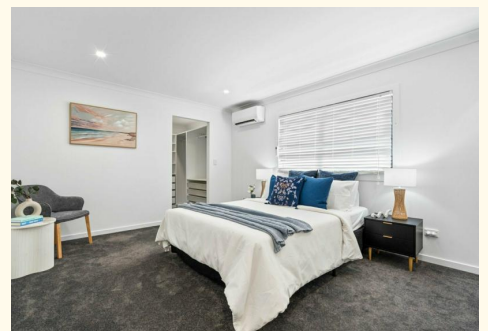
Lead Agent "The Gillespie Team" | [baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

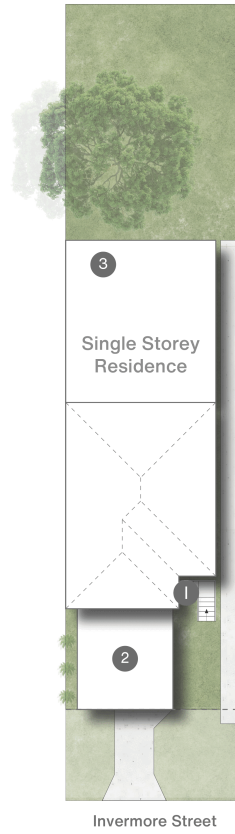
### Erfan Babaie 0481 868 871

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- 1 Porch
- 2 Carport
- 3 Deck



31 Invermore Street MOUNT GRAVATT EAST

4 Beds | 2 Bathrooms | 2 Carports | 139m<sup>2</sup> | 410m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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**LJ Hooker**