



## Mount Gravatt East, 42 Canterbury Street

SOLD BY KOS COMINO

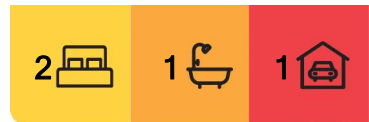
Experience the perfect fusion of modern comforts and timeless character in this charming and stylish timber highset located in Mount Gravatt East. Set on an expansive 637 sqm level corner block, this semi-renovated two-bedroom home offers great street appeal with its large, manicured backyard and quaint facade. Inside, you'll find a spacious modern interior featuring a huge contemporary kitchen, while outside there's a massive entertainment deck that overlooks the fenced backyard, perfect for quintessential family living or grand entertaining. This fabulous first home or investment is ideal for couples, professionals, or young families looking to enjoy the best of both worlds - a serene suburban lifestyle with close proximity to buses, shops, schools, parks, and major motorways.

### Highlights:

- Expansive 637 sqm level corner block offering great street appeal and large manicured



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**For Sale**  
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**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

backyard

- Semi-renovated two-bedroom home with spacious modern interior and huge contemporary kitchen
- Massive entertainment deck overlooking fenced backyard for quintessential family living or grand entertaining
- Fabulous first home or investment, perfect for couples, professionals, students, or young families
- Close to buses, shops, schools, parks, and major motorways

Nestled in a lovely family-friendly neighbourhood, this home is mere metres from all necessary amenities. With buses, a park, a primary school, childcare, and local shops just steps away, this location ensures an effortless family lifestyle. A local TAFE is within walking distance, and the nearby Mt Gravatt Markets offer monthly food truck events for the whole family to enjoy. Westfield Mt Gravatt and Griffith University are minutes away by car, providing access to fine dining, designer shopping, entertainment, and excellent tertiary education. Easy access to the M1 and M3 motorways makes for swift city and coastal day trips or quick commutes.

Proximity to Key Locations:

- 18 m to bus stop
- 130 m to Kentish Street Park
- 800 m to Seton College
- 900 m to Mount Gravatt East State School
- 950 m to Mt Gravatt Plaza
- 950 m to Active Kids Early Learning Centre
- 1 km to TAFE Queensland Mount Gravatt
- 1.7 km to Mt Gravatt Markets
- 2.6 km to Mount Gravatt State High School
- 3.8 km to Westfield Mt Gravatt
- 4.1 km to Griffith University Mount Gravatt Campus

Sitting on a prime corner block right across from a lovely park, this expansive 637 sqm level allotment presents flawlessly with quaint picket fencing and lush privacy-enhancing hedges. The gated driveway leads to a single detached garage with space for additional storage of your tools or leisure equipment. The charming timber home itself is full of character and beckons you up a short set of stairs to the inviting semi-renovated interior.

Venture within to discover a spacious open-plan interior that is both modern and stylish. Stunning timber floors, trendy pendant lights, and soothing air conditioning create an irresistible space in which to entertain or unwind.

Further inside, the huge eat-in kitchen serves as a contemporary culinary hub. It boasts an abundance of sleek benchtops and a plethora of cabinetry, providing ample space for all your delectable creations.

Sliding doors from the living areas reveal a massive entertainment deck, ready to host lavish gatherings or relaxed barbecues. This deck overlooks the sprawling fenced backyard, which is ideal for children and pets to run wild and explore.



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The home features two timber-floored bedrooms, both equipped with built-in sliding mirrored robes and ceiling fans. One of the bedrooms also includes air conditioning, ensuring comfort throughout the year. These bedrooms offer ample space for young families or professional couples and are serviced by a shared bathroom.

This pristine, characterful home is a delightful find in the highly sought-after Mount Gravatt East area. Whether you're a first-time homebuyer or an astute investor, this property offers a lifestyle of convenience, comfort, and charm. Don't miss out on the opportunity to make this your dream home. Contact Kosma Comino and Erfan Babaie today to find out more or to arrange an inspection.

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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>	B1XPF4R
<b>Property Type</b>	House
<b>Land Area</b>	637 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Deck Built-in-Robes Fully Fenced

### Erfan Babaie 0481 868 871

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

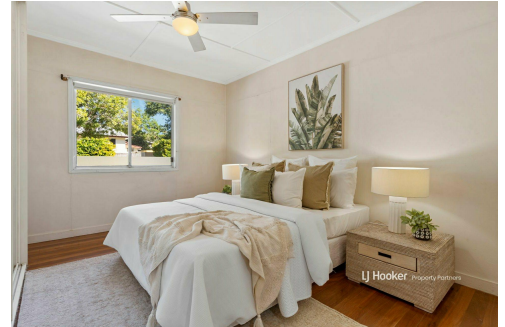
### Kosma Comino 0438 365 222

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

### LJ Hooker Property Partners 07 3344 0288

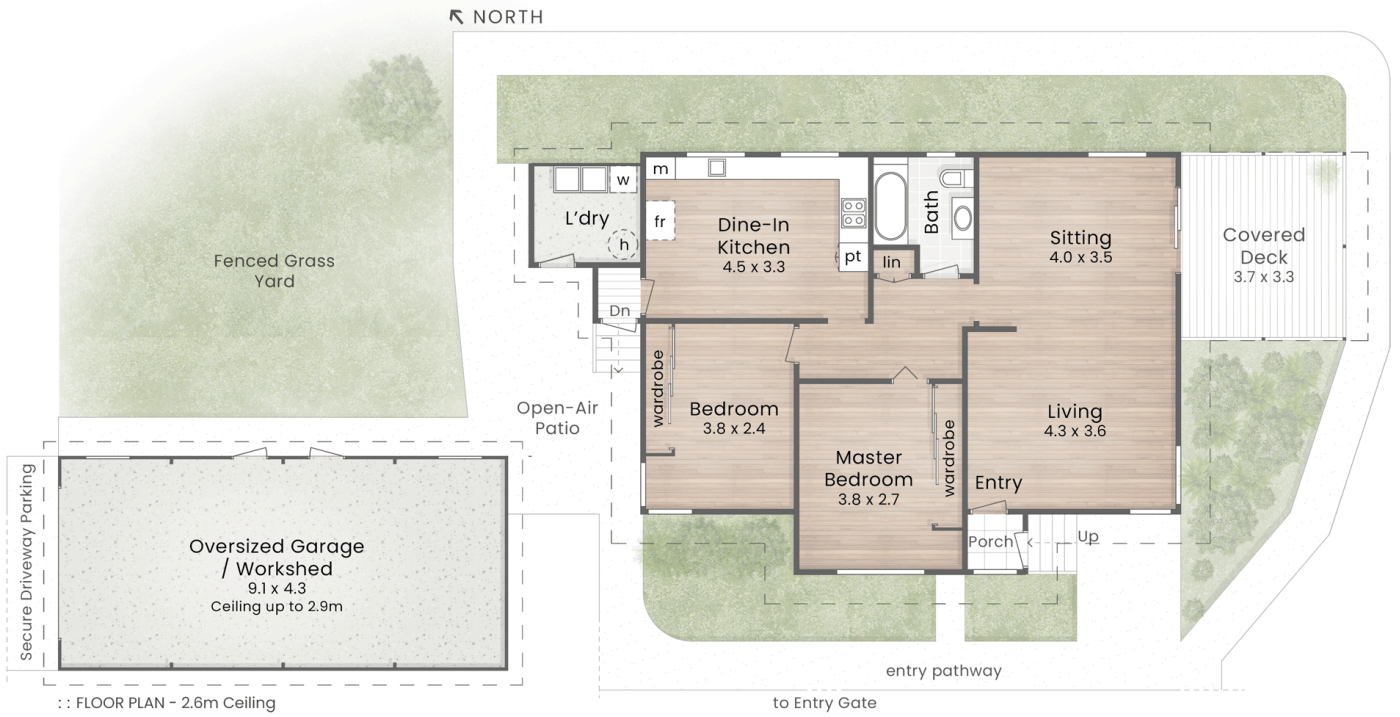
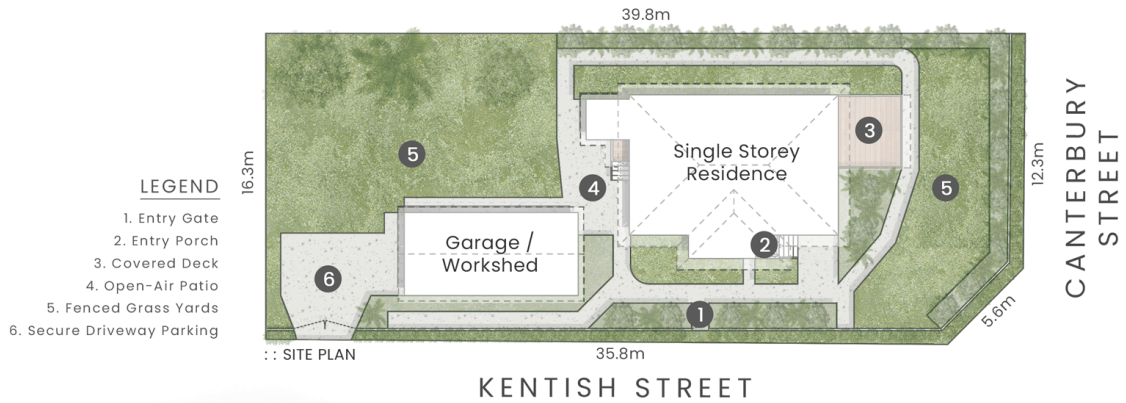
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42 Canterbury Street MOUNT GRAVATT EAST

637m<sup>2</sup>

2 Bed

1 Bath

1 Car + Secure Off-Street

Total 147m<sup>2</sup>

**LJ Hooker**

Property Partners

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