

Mount Gravatt East, 79 Ballarat Street

SOLD BY ERFAN BABAIE & KOS COMINO

This charming three-bedroom classic combines timeless appeal with an elegant modern interior, making it the perfect first home or savvy investment. Situated on a tranquil, leafy street, this double-storey property boasts two expansive entertainment decks, a vast 630 sqm block with a fully fenced backyard, and generous under-house storage. Positioned within the prestigious Mansfield State High catchment, it offers a lifestyle of convenience and comfort, with parks, schools, markets, and major motorways all within easy reach.

Key Features:

- Charming three-bedroom classic with a stylish modern interior, ideal as a first home or investment.
- Two expansive entertainment decks overlooking a vast fenced backyard and greenery.
- Generous 630 sqm block with plenty of under-house storage.
- Situated in the renowned Mansfield State High catchment.



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For Sale
Please Call

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- Prime location within walking distance to buses, parks, schools, shops, and markets.

Nestled in a peaceful, family-friendly enclave, this home offers a quintessential suburban lifestyle with effortless access to daily conveniences and leisure opportunities. Take a leisurely stroll to the nearby bus stops, parks, childcare, or Mount Gravatt East State School. Weekend mornings are perfectly spent at the Mt Gravatt Sunday Markets, just a short walk away, while vibrant shopping and dining options at two major Westfields are a quick drive. Families will love being close to Mansfield State High and Griffith University, with easy access to the Pacific and Gateway motorways for seamless commutes or day trips.

Nearby amenities:

- 600 m to bus stop
- 750 m to Geoff Toakley Park
- 750 m to Active Kids Early Learning Centre
- 900 m to Mt Gravatt Plaza
- 900 m to Mount Gravatt East State School
- 1.2 km to Mt Gravatt Sunday Markets
- 1.8 km to TAFE Queensland Mount Gravatt
- 2.2 km to Mansfield State High School
- 3.3 km to Westfield Mt Gravatt
- 4.3 km to Griffith University, Mount Gravatt Campus
- 4.4 km to Westfield Carindale

Perched beyond a quaint white timber fence line, this charming brick and timber highset stands amid lush gardens, swaying palms, and towering trees. A secure gated driveway leads to a double tandem garage beneath the home, offering ample storage for your camping gear or gardening equipment. A discreet pedestrian gate provides charming access to the home via an external staircase along the side.

Step inside to find a spacious, open-plan lounge and dining area that exudes warmth and elegance. Polished timber floors, twinkling downlights, modern drapery, a breezy ceiling fan, and a soothing air conditioner make this space perfect for unwinding or hosting guests.

Hidden just around the corner is a generously sized tiled kitchen, featuring a gas stove, dishwasher, and plenty of cabinetry and bench space. Complete with room for a cosy breakfast table, the kitchen is a functional and inviting space with plenty of potential for further modernisation.

Timber French doors lead from the living areas to an expansive rear deck, where you can host unforgettable alfresco dinner parties surrounded by the enchanting canopy views.

Below, an additional decked patio and terrace provide even more space for entertaining or relaxing, whether stargazing or enjoying sunny drinks with friends. Overlooking the lush, fenced backyard, these outdoor spaces are ideal for family gatherings, while the lawn and shaded trees provide a haven for children and pets.

The three carpeted bedrooms upstairs, all with built-in robes and ceiling fans, are nestled



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together for ultimate convenience. They share a beautifully appointed bathroom, complete with a shower-over-spa-bath, offering a luxurious retreat for the family.

Additional Features:

- Garden shed for extra storage.
- Water tank for sustainable living.

This classic, charming home combines elegance and modern style with a supreme lifestyle in Mount Gravatt East. Located within the Mansfield State High catchment, it's a rare find that won't last long.

To learn more or arrange a viewing, contact Kosma Comino or Lachlan Smith today.

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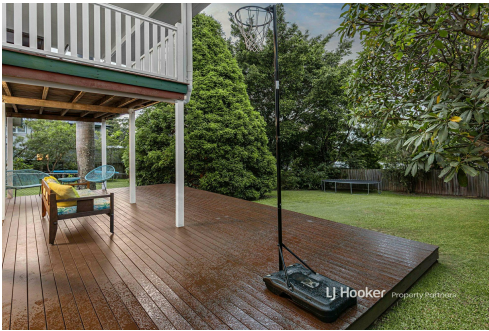
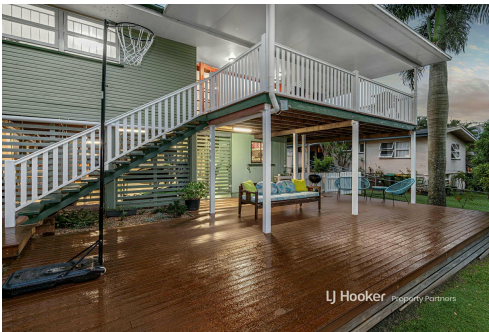
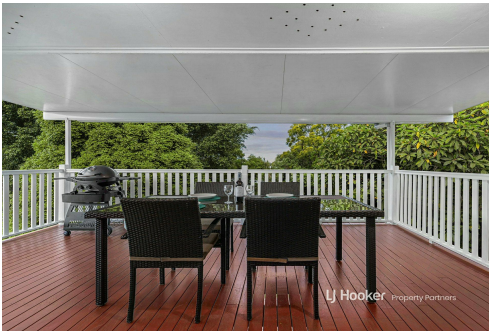
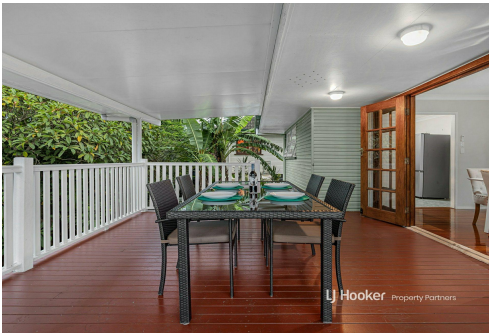
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ABN 33 628 090 951 / 21 107 068 020

More About this Property

Property ID	B2Q8F4R
Property Type	House
Land Area	630 m2
Including	Air Conditioning Toilets (1) Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Water Tank

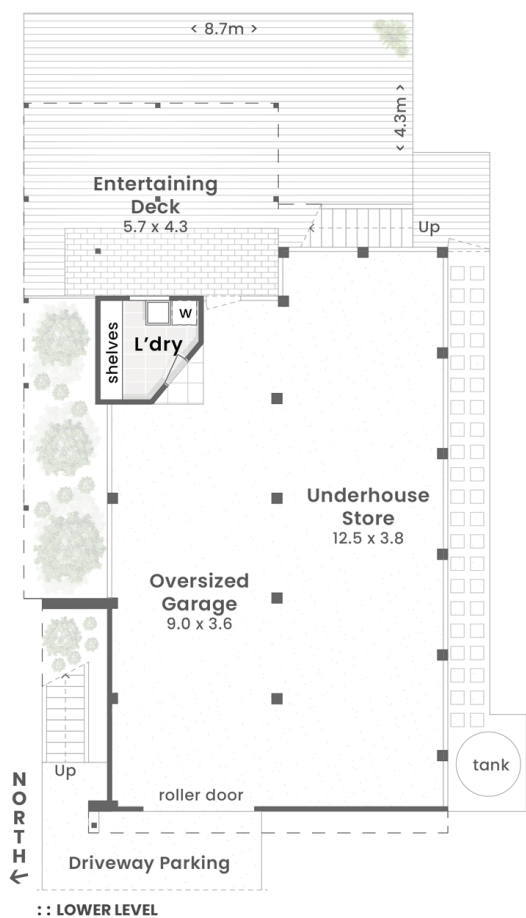
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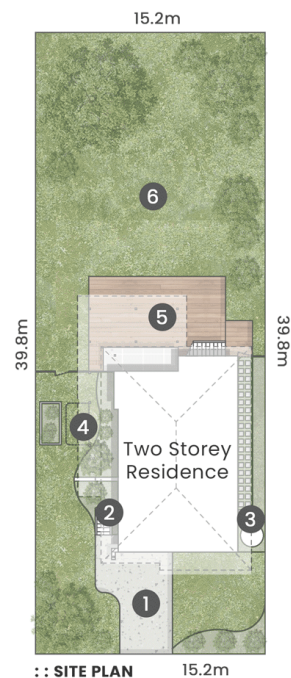


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- LEGEND**
1. Driveway Parking
 2. Stairs to Covered Balcony
 3. Water Tank
 4. Clothes Line
 5. Entertaining Deck
 6. Fenced Yard



BALLARAT STREET

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79 Ballarat Street
MOUNT GRAVATT EAST

Upper Internal 103m² | Lower Internal 92m² | Balcony & Deck 87m²

630m² 3 Bed 1 Bath 1 Car + Off-Street

Total 282m²

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