



2/11 Rise Street, Mount Gravatt East

SOLD BY ERFAN BABAIE & KOS COMINO

Situated in an exclusive complex of only five residences, this home offers a rare sense of privacy and peace while remaining remarkably close to the heart of the city. Whether you are a first-home buyer, a downsizer, or a savvy investor, this spacious and move-in-ready property is designed to impress.

Highlights:

- Stylish two-storey townhouse in small boutique complex with low body corp
- Open-plan living/dining area; sliding doors to a fully fenced courtyard and undercover patio
- Master suite with air conditioning, built-in robes, sleek ensuite, and a large private balcony
- 80m from Homemaker City and 1.5km from Mount Gravatt Plaza for all your shopping and dining needs
- Effortless travel with the Brisbane CBD just 7km from your front door

Positioned for ultimate convenience with the Homemaker City Centre just behind the complex, this home puts you within easy reach of everything you need. With the Pacific Motorway just 5 mins away, you'll enjoy seamless access to both the Brisbane CBD and

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FOR SALE

Please Call

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

southbound destinations.

- Approx 270m to Bus Stop to Garden City
- Approx. 450m to Seville Road State School
- Approx. 1km to Mount Gravatt State High School
- Approx. 1.6km to the Pacific Motorway
- Approx. 1.6km to Mount Gravatt Plaza
- Approx. 4km to Westfield Garden City
- Approx. 7km to Brisbane CBD
- Approx. 12km to Brisbane Airport

Inside, the spacious, light-filled living and dining zone stays comfortable year-round thanks to split-system air conditioning while the large tiles mean an easy clean. The contemporary kitchen is a home cook's delight, complete with a dishwasher, and ample cabinetry.

Sliding doors lead to a fully fenced courtyard and an undercover patio, providing a private sanctuary for relaxed morning coffees or weekend entertaining.

The upper level is a dedicated sanctuary for rest and rejuvenation. The master suite serves as a generous escape, complete with split-system air conditioning. It opens directly onto a large private balcony, offering a quiet corner to unwind and enjoy the breeze. Two additional bedrooms, also featuring built-in wardrobes, ensure plenty of space for family, guests, or a home office, all serviced by a central main bathroom.

Other features:

- Secure single remote garage
- Fully-fenced courtyard
- Entertaining front patio
- NBN HFC

With its spacious proportions and move-in-ready finish, this townhouse offers a rare combination of boutique privacy and urban convenience. Don't miss your chance to secure this modern retreat. Contact Erfan and Kosma 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 B42WF4R
Property Type Townhouse
Land Area 151 m2
Including Ensuite
Air Conditioning
Toilets (3)
Courtyard
Balcony
Dishwasher
Outdoor Entertaining
Secure Parking
Fully Fenced
Remote Garage

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2/11 Rise Street
**MOUNT GRAVATT
 EAST**

-  3 Bed
-  2 Bath
-  1 Car

Internal : 125m²
 External : 46m²
 Total Area : 171m²

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

