



35/1162 Cavendish Road, Mount Gravatt East

Renovated, Split-Level & Centrally Located For First-Home Perfection

With its low body corporate fees, sparkling in-ground pool, full-sized tennis court, and ultra-convenient location, it's little wonder first home buyers and investors jump at the chance to secure a stake in this peaceful complex, and here it is: your entry-level opportunity to own a light-filled, split-level townhouse complete with a renovated kitchen and private outdoor deck.

Highlights:

- Sunlit split-level living & dining hub with soaring ceiling, split-system A/C, and bay window
- Renovated kitchen: tiled splashback, wall oven, stainless dishwasher, & high bar counter
- 3 carpeted bedrooms with built-in robes; master features split-system A/C, ensuite, & private balcony
- Chic decking in courtyard with festoon lighting, built-in planter box, & direct side-gate access
- Single garage with internal access, plus low body corp, in-ground pool, and tennis court in complex
- Walk to local parks, bus stops, and shops; quick access to major

3 2 2

FOR SALE

For Sale

VIEW

Sat 26th Sep @ 9:00AM - 9:30AM

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

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



motorways and top schools

From your morning coffee on the private master balcony to twilight drinks on your lit outdoor deck, every corner of this home is designed to elevate your routine.

The main living area greets you with cool, dark floor tiles underfoot and airy, elevated ceilings overhead. A bright bay window creates a peaceful sanctuary for streaming your favourite shows or unwinding with a book.

Just a few steps up, the home flows into a beautifully renovated kitchen. Outfitted with white cabinetry, quality built-in oven, microwave alcove, and a high counter bar, preparing meals becomes an interactive experience rather than a chore.

When it's time to entertain, step outside to your private courtyard. Low-maintenance composite decking under a canopy of festoon lights creates a cozy atmosphere for gatherings, framed by lush planter box greenery and convenient side-gate access.

Upstairs, the home continues to pamper with three carpeted bedrooms. The air-conditioned master suite serves as your personal haven with its own private balcony and refreshed ensuite. The remaining bedrooms offer great versatility, one features a lovely bay window, and are served by a full central bathroom.

Complete with split-system air conditioning, ceiling fans, security screens, a single garage with direct internal access, and instant access to complex facilities such as the resort-style pool and full-sized tennis court, this property delivers low-maintenance convenience without compromising on lifestyle.

Well-positioned in the heart of Mount Gravatt East pocket, you're only moments away from shopping precincts, public transit, parks, and direct routes into Brisbane CBD.

- Bus stop right at the front of the complex (Routes 180, 181, 183, 185)
- 350m / 6 min walk to Mount Gravatt East State School
- 350m / 6 min walk to Mt Gravatt East Aquatic Centre
- 3.8km / 6 min drive to Cavendish Road State High School
- 1.4km / 4 min drive to Mt Gravatt Plaza
- 1.6km / 2 min drive to Metropal Shopping Centre
- 3.3km / 5 min drive to Westfield Carindale

Opportunities like this don't wait, secure your lifestyle upgrade when you contact Erfan and Kos 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	B59YF4R
Property Type	Townhouse
Land Area	165 m2
Including	Air Conditioning
	Toilets (3)
	Pool
	Tennis Court
	Courtyard
	Balcony
	Deck
	Dishwasher
	Built-in-Robes

Erfan Babaie 0481 868 871

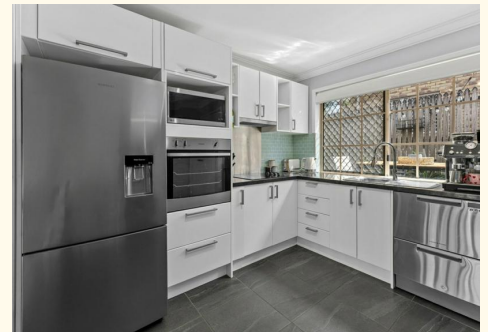
Executive Agent & Auctioneer | erfanbabaie@ljhpp.com.au

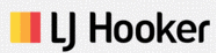
Kosma Comino 0438 365 222

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

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





35/1162 Cavendish
Road
**MOUNT
GRAVATT EAST**

 **3 Bed**
 **2 Bath**
 **1 Car**

Total Area : 114m²

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.

