

4/36 Clausen Street, Mount Gravatt East

SOLD BY ERFAN BABAIE & KOS COMINO

Only a few years' young and exuding Hamptons-meets-Queenslander style vibes, with its cladded exterior, gabled roofline and big front balcony, this 4-bedroom townhouse is perfect for buyers chasing a comfortable but low-maintenance lifestyle close to family-friendly amenities.

Highlights:

- One of only 4 in a near-new complex framed by picket fencing & with low Body Corporate
- Ducted heating, bonus fans in the 4 carpeted beds, lofty ceilings, hybrid floors in living areas
- Shaker-style deep kitchen cabinets, 2 pantries, all-electric mod cons, pendant light, fancy tapware
- Twin vanities in both the main bathroom & master ensuite + a downstairs powder room
- Walk to city-bound buses, parks, local dining spots, zoned state schools & Mt Gravatt Plaza

The gorgeous exterior of this street-facing property will catch your heart on arrival, but the spacious feel and stylish decor of its classic yet modern, air-conditioned interior will seal the deal!

4 2 2

FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Chic timber-look floors span the combined kitchen/dining/living room on the ground floor, which has high ceilings and a powder room for guests, while upstairs - it's all plush carpet in the 4 bedrooms.

The main living hub can be reached directly from the double garage, handy when you have the shopping in tow, or from the street, via a picket-fenced gate and up through the front door. The kitchen is gorgeous, with a pair of pendants illuminating the island dining bar, 2 pantries and ample storage behind reams of moulded cabinetry, and the mod cons - dishwasher and electric cooktop included - all sparkling stainless steel!

When the weather's fine, open the sliders connecting the living end of this space, onto a covered alfresco patio that makes the perfect spot for a BBQ, using the adjacent open-air timber deck as an outdoor dining area.

On the top floor, 3 kids' rooms run side by side, all with BIRs and sharing a lovely bathroom with twin basins and a shower, the toilet next door with its own wash basin. The large master occupies the street-end, opening through sliders onto a covered balcony and equipped with a WIR plus built-ins, and an ensuite with another twin vanity, matt black tapware, and glass-enclosed rain shower.

If anything could trump the look and feel of this property, it could only be its location! A 15-minute walk will get you to a great local park, Logan Road dining spots, Mt Gravatt Plaza, zoned state schools, and buses to reach town, Clairvaux MacKillop College, or Westfield Mt Gravatt.

Classy, spacious and in a centrally located modern complex, this is townhouse living at its finest.

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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 B3PZF4R
Property Type Townhouse
Land Area 197 m2
Including Ducted Heating
Toilets (2)
Courtyard
Balcony
Deck
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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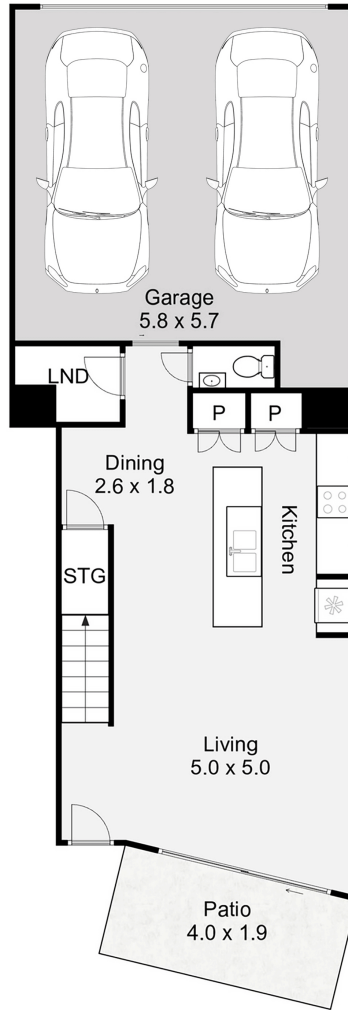


4/36 Clausen Street
**MOUNT GRAVATT
EAST**

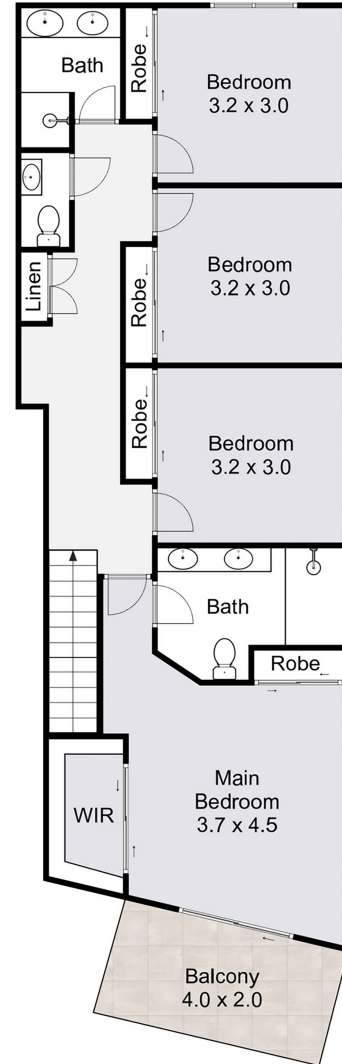
- 4 Bed
- 2.5 Bath
- 2 Car

Internal : 161m²
External : 16m²
Total Area : 177m²

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



GROUND FLOOR



FIRST FLOOR