



13/12 Sanders Street, Upper Mount Gravatt

Modern, Move-In Ready 2-Bed + Study Apartment Steps from Upper Mt Gravatt Hub

New flooring in the bedrooms, fresh paint on every wall and not a box to unpack but your own: this two-bedroom, two-bathroom apartment in the Ivory building is vacant, refreshed and ready, with a separate study and The Village right next door.

Highlights:

- Fresh paint throughout, new timber-look flooring in the bedrooms & new tapware
- 2 bedrooms with built-in robes & ceiling fans, master with ensuite & balcony access
- Separate study / multipurpose room with sliding door for a home office or nursery
- Stone kitchen with dishwasher & electric cooktop, ducted air conditioning, covered balcony
- Secure car space, rooftop barbecue terrace, onsite manager and restaurants and cafe on the ground level
- 50m to The Village & Coles and a 10-min stroll to Westfield Mt Gravatt

Moving is hard enough without a to-do list waiting at the other end.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

2 2 1

FOR SALE

For Sale

VIEW

Sat 10th Oct @ 11:15AM - 11:45AM

AGENTS

Kevin Ahn
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AGENCY

LJ Hooker Property Partners
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Here, the work is already done. The walls have been freshly painted, the bedrooms have new timber-look flooring, the taps are new throughout, and the apartment is vacant, so you can collect the keys and start living.

Warm timber-look floors run through the open-plan living and dining area, where a ceiling fan and ducted air conditioning keep things comfortable and downlights keep it bright after dark. Sliding doors open to a covered, tiled balcony nearly seven metres wide, with louvred screens for privacy and a leafy outlook over the street trees. There's room out there for a dining table and a couple of lounge chairs.

The kitchen looks as good as it works. Taupe stone benchtops sit on crisp white cabinetry, walnut-look cupboards add warmth overhead, and a mirrored splashback bounces light back into the room. The island holds a double sink and a stainless dishwasher, with an electric cooktop, oven and pantry behind, so the cook stays part of the conversation.

The bedrooms sit on opposite sides of the living area, which is handy for housemates, guests or a teenager who likes their own space. Both have mirrored built-in robes and ceiling fans. The master has its own sliding door to the balcony and an ensuite, and the second bedroom is served by the main bathroom. Both bathrooms share the same clean look, with glass showers, mirrored cabinets and basins set on stone-topped, walnut-look vanities.

Then there's the bonus room. Closed off by a sliding door near the entry, it works as a home office, nursery, reading room or hobby space, depending on what your life needs.

The Ivory building adds a rooftop terrace with a barbecue, bench and sink for bigger get-togethers, along with an on-site manager, restaurants and cafes downstairs, intercom entry and a secure basement car space.

This is the kind of address where the car can stay parked for days. Saturday starts with a coffee at The Village, around 50m from the front door, and the weekly shop at Coles on the way home. School drop-off is a four-minute walk to Upper Mount Gravatt State School, 220m away. When you want more, Westfield Mount Gravatt is about 10 minutes on foot for shopping, dinner or a movie, and its busway station puts the city a quick ride away. For everything else, the Pacific and Gateway motorways are close by.

Refreshed, vacant and ready when you are. Contact Kevin and Sienna today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

MORE DETAILS

Property ID	B5CVF4R
Property Type	Apartment
Land Area	93 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

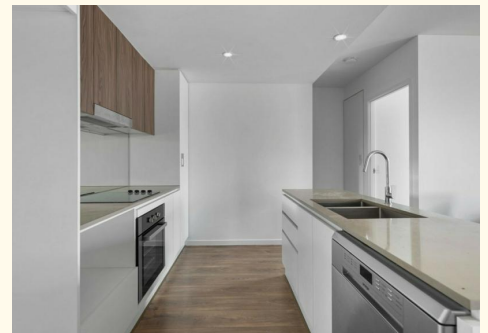
Sienna Kim 0477 735 068

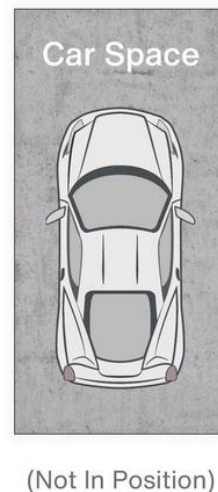
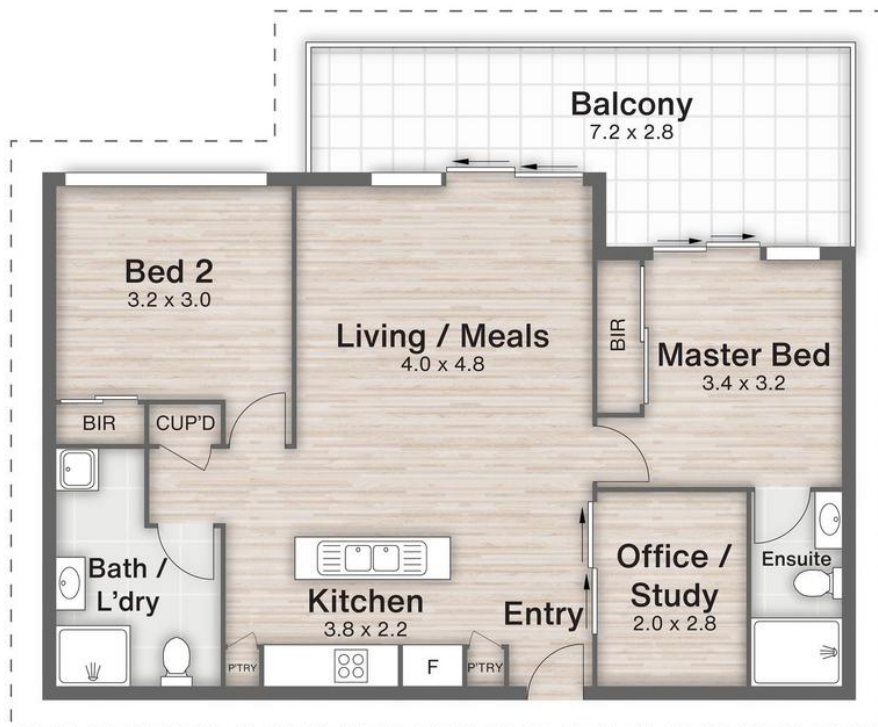
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13/12 Sanders Street **UPPER MOUNT GRAVATT**

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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