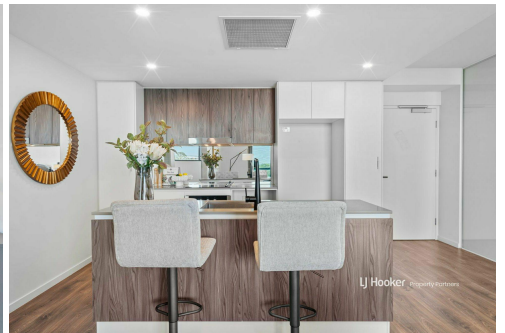
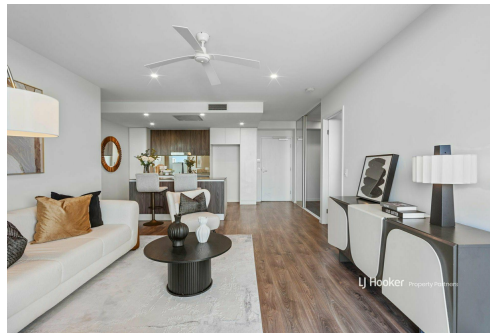
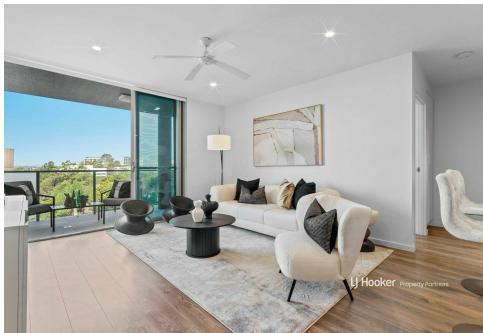




LJ Hooker Property Partners



Upper Mount Gravatt, 19/12 Sanders Street

SOLD BY KEVIN AHN & JENNY TANG

This elegant, contemporary two-bedroom plus study apartment is a no-brainer for first-time buyers, downsizers, and savvy investors. In an unbeatable locale, walking distance to Westfield Mt Gravatt and across the road from a superb variety of amenities, this fabulously maintained complex offers an exclusive lifestyle, whether moving straight in yourself, or renting out for a nifty return.

Top features:

- Spacious two-bedroom unit with separate study - perfect for couples or growing families
- Ultra-modern with stylish kitchen, LED downlights, and ducted heating and cooling
- Large entertaining balcony with access from the master suite and open plan living
- Well-maintained complex features single secure car space, restaurants and caf/u233? on the ground floor, and rooftop common area



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/B2YRF4R

Contact
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0400 098 188
kevinahn@ljhsbh.com.au

Jenny Tang
0430 908 203
jenny@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

- Truly unbeatable location: metres to Coles, and a huge variety of eateries and amenities

This fantastic apartment complex sits within a prime locale, just across the street from The Village Upper Mount Gravatt shopping centre, and a superb string of restaurants, medical specialists, and amenities along nearby Logan Road. What's more, bustling Westfield Mt Gravatt is barely a seven-minute walk away, so you can stroll over on a relaxing weekend to catch a movie at the cinema or check out the department stores. Plenty of buses roam the nearby streets for a fuss-free commute to work, along with a variety of parks and gyms for those with an active lifestyle.

- 50 m to The Village Upper Mount Gravatt
- 200 m to Logan Road restaurants and amenities
- 220 m to Upper Mount Gravatt State School
- 240 m to bus stop
- 350 m to Shingai Park
- 450 m to Tryon Street Park
- 500 m to Westfield Mt Gravatt
- 1.4 km to MacGregor State High School
- 1.7 km to M3 entrance

The Ivory is a modern and stylish complex, with restaurants located on the ground floor and resident access to the rooftop for entertaining guests against a backdrop of stunning sunset vistas. With so much on offer nearby, your car will probably spend more time in your apartment's secure parking space than out and about, saving you a fortune on petrol!

This elegantly designed unit displays a cohesive neutral palette, adding to the airy feel within this spacious apartment home. Timber-look laminate flooring spans the entertaining zones, complimented by the LED downlights above. The ultimate low-fuss sanctuary, ducted heating and cooling, as well as ceiling fans throughout, allow for comfortable living year-round.

As you enter, the grand modern kitchen sits to the right, overlooking the living area from a generous dining island equipped with a chic black gooseneck tap and brand-new dishwasher. A mirrored splashback rests behind the electric oven and cooktop at the back wall, with tall cabinets providing plenty of storage.

Wide sliding screen doors open to your private covered balcony, with lovely views over the neighbourhood and heaps of space for entertaining.

Both well-sized bedrooms are fitted with built-in wardrobes, the master also enjoying balcony access and a private ensuite. Each room sits at either end of the living space, adding to the privacy of this thoughtfully considered floorplan.

In addition to the two bedrooms, there is also a separate study or multipurpose room with even more space for your family to enjoy - whether working from home, using as a spare room for guests, or perhaps creating a cosy reading nook or play space for littlies.

Beautiful, modern, and ready to move straight in, this amazing investment opportunity will be snapped up in an instant - call Kevin Ahn and Jenny Tang today!



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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 About this Property

Property ID	B2YRF4R
Property Type	Apartment
Land Area	96 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Balcony Dishwasher Built-in-Robes Secure Parking

Kevin Ahn 0400 098 188

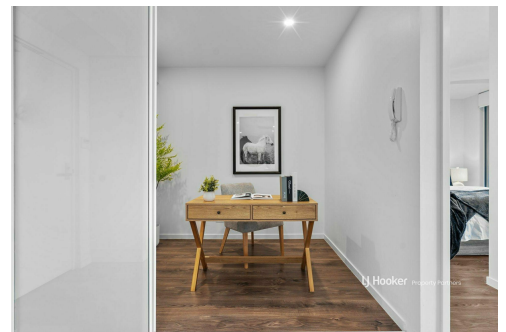
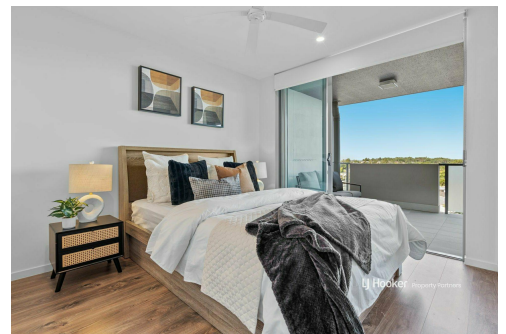
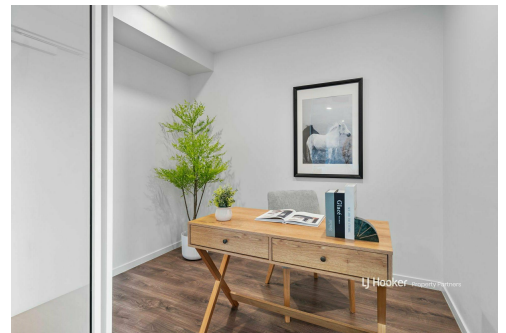
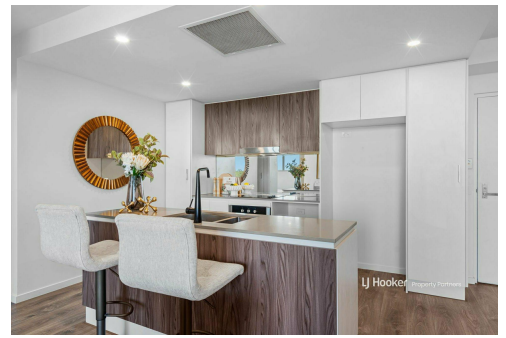
Agent/Independent Contractor | kevinahn@ljhsbh.com.au

Jenny Tang 0430 908 203

Sales Associate to Kevin Ahn | jenny@ljhpp.com.au

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THE IVORY
19/12
Sanders Street

UPPER MOUNT GRAVATT

 2 Bed + Study

 2 Bath

 1 Car

Internal 77m²

Balcony 19m²

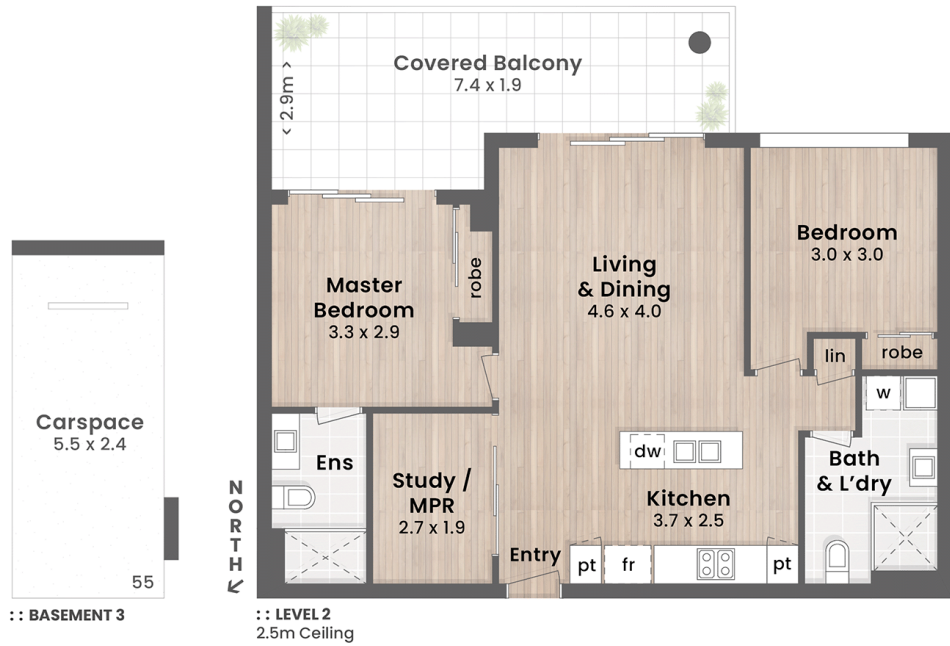
Total 96m²

Carspace 14m²

pdc.

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ELEVATED VIEWS



← NORTH



← NORTH

POINTS OF INTEREST

1. THE IVORY
2. Griffith University Mount Gravatt Campus
3. Griffith University Nathan Campus
4. Nissan Arena
5. QEII Jubilee Hospital
6. Sunnybank Plaza
7. Westfield Garden City
8. Mt Gravatt Plaza
9. TAFE Queensland Mount Gravatt
10. Westfield Carindale