

Upper Mount Gravatt, 22/6 Ventura Street

SOLD BY KOS COMINO

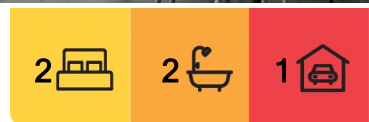
This near-new, two-bedroom modern apartment with ideal corner position, is an incredible first home or investment opportunity with a sensational 5% net return. The stylish open-plan layout flows seamlessly out onto a massive, tiled balcony, perfect for intimate entertaining, while the chic kitchen features gleaming stone counters and a dishwasher. Two sizable bedrooms boast built-in robes, with the master offering a sophisticated ensuite complete with a rainfall frameless shower, matte-black tapware, and floor-to-ceiling tiles. Just a stroll away from Westfield Mt Gravatt, buses, shops, and parks, with easy access to motorways, this apartment offers an envious leisurely lifestyle.

Quick Highlights:

- Near-new, two-bedroom modern apartment with ideal corner position
- Incredible first home or investment with sensational 5% net return
- Stylish open-plan layout flows out onto massive, tiled balcony, perfect for intimate



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For Sale
Under Contract

View
ljhooker.com.au/B20BF4R

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entertaining

- Chic kitchen with gleaming stone counters and dishwasher
- Two sizable bedrooms with built-in robes, master with sophisticated ensuite featuring rainfall frameless shower, matte-black tapware, and floor-to-ceiling tiles
- Stroll away from Westfield Mt Gravatt, buses, shops, and parks, and within easy reach of motorways

Situated just a short stroll from buses, parks, childcare, local shops, the popular Westfield Mt Gravatt, and schools, this apartment is in a bustling area perfect for couples, professionals or young families. Griffith University's Nathan campus is also just minutes away, making this a fantastic spot for attracting students as well. With easy access to nearby motorways, swift commutes and day trips to the city or coast are a breeze.

Nearby Amenities:

- 270 m to bus stop
- 500 m to Tyron Park Playground
- 800 m to Little Bouncing Bears Early Learning Centre
- 850 m to Palmdale Shopping Centre
- 1 km to Westfield Mt Gravatt
- 1.2 km to Upper Mount Gravatt State School
- 2 km to Macgregor State High School
- 3.8 km to Griffith University Nathan Campus

Tucked away in a quiet suburban street, this modern apartment building offers tranquillity amidst convenience. The apartment includes one secure allocated car park, though you may rarely need it given the area's accessibility and amenities.

Upon entry, you're greeted by a large, chic tiled kitchen featuring gleaming stone counters and plenty of contemporary cabinetry. Equipped with electric appliances and a dishwasher, this kitchen is perfect for discerning home cooks.

The kitchen seamlessly connects to a spacious, carpeted open-plan lounge and dining area illuminated by sleek downlights. Fully air-conditioned for ultimate comfort, this space is ideal for hosting or unwinding after a long day.

The living areas flow out onto a massive, tiled balcony with lovely tree-top views over the surrounding suburb. This wonderful alfresco zone is perfect for intimate entertaining.

Inside, you'll find two sizable, carpeted bedrooms, both with built-in robes. The master suite benefits from a trendy ensuite featuring floor-to-ceiling tiles, matte-black tapware, and a luxurious rainfall frameless shower. A similarly elegant, shared bathroom is also available, featuring a shower-over-bath, matte-black tapware, and floor-to-ceiling tiles.

This modern, stylish, and sophisticated apartment in Upper Mount Gravatt offers a lifestyle of convenience and comfort. Whether you're a first-time buyer or an investor, this property promises an exceptional return. Don't miss out on this fantastic opportunity. Contact Kosma Comino or Erfan Babaie today to find out more and arrange your private viewing.

All information contained herein is gathered from sources we consider to be reliable.



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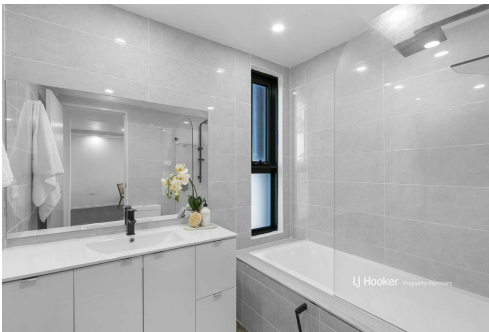
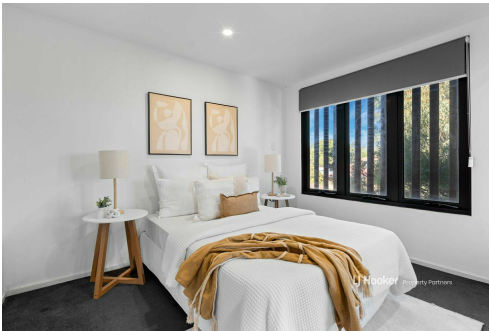
Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020

More About this Property

Property ID	B20BF4R
Property Type	Apartment
Land Area	81 m ²
Including	Ensuite Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes Fully Fenced

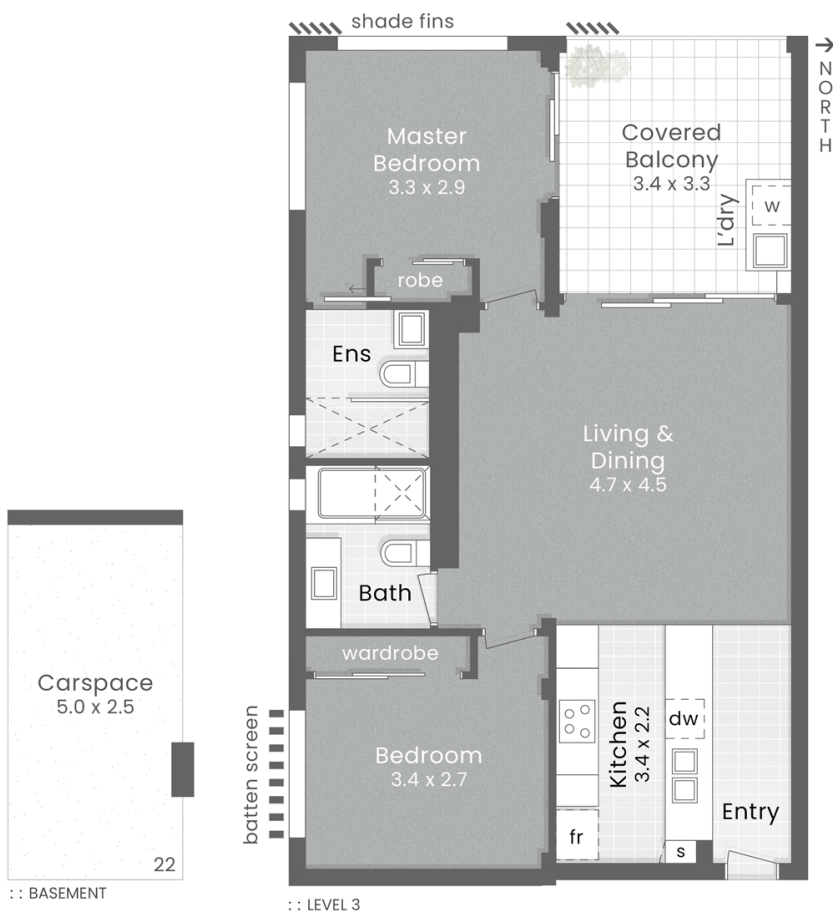
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POINTS OF INTEREST

1. 6 VENTURA STREET
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



22/6 Ventura Street UPPER MOUNT GRAVATT

2 Bed 2 Bath 1 Car

Total 84m²

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