



Upper Mount Gravatt, 27/12 Sanders Street

Stunning Location, Stylish Unit, Spectacular Investment!

This elegant, contemporary one-bedroom 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 in yourself, or renting out for a nifty return.

At the top of our list:

- Cute and low-fuss one-bedroom apartment on level 3 with a study nook and quiet balcony - perfect for professional singles or couples
- Spacious master bedroom with walk in wardrobe & 2-way bathroom
- Ultra-modern with stylish kitchen, LED downlights, and ducted heating and cooling
- Well-maintained complex features single secure car space, restaurants and cafe on the



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For Sale
Please Call

View
ljhooker.com.au/B35NF4R

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LJ Hooker Property Partners
07 3344 0288

ground floor, and rooftop common area

- Truly unbeatable location: metres to Coles, and a huge variety of eateries and amenities
- Vacant and available for you to move in now!
- The annual body corporate fee is approximately \$4,500.

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, creating an airy feel within this cute and cosy home. Timber-look laminate flooring spans the entertaining zones, complimented by the LED downlights above. The ultimate low-fuss sanctuary, ducted heating and cooling allows for comfortable living year-round.

As you enter the space, a modern kitchen sits to the left, overlooking the living area from a generous dining island equipped with a gooseneck tap and sleek dishwasher. A mirrored splashback rests behind the electric oven and cooktop at the back wall, with tall cabinets at either side providing plenty of storage.

Wide sliding screen doors open to your private covered balcony, with lovely views over the neighbourhood and plenty of space for sitting with loved ones and enjoying a cathartic conversation.

A built-in study nook awaits by the entrance of the bedroom, so you can keep work separate from your carpeted and cosy sleeping haven. A walk-through wardrobe allows ensuite access to the bedroom, while the main door also connects this bathroom to the living space for added convenience.

Stylishly appointed, a large, mirrored unit above the vanity provides plenty of storage within this modern bathroom, with a glass-door shower to the right.



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Beautiful, modern, and offering an exquisite lifestyle, this amazing investment opportunity will be snapped up in an instant - call Team Kevin Ahn 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 | B35NF4R |
| Property Type | Apartment |
| Land Area | 67 m2 |
| Including | Air Conditioning Toilets (1) Balcony Dishwasher Built-in-Robes Secure Parking |

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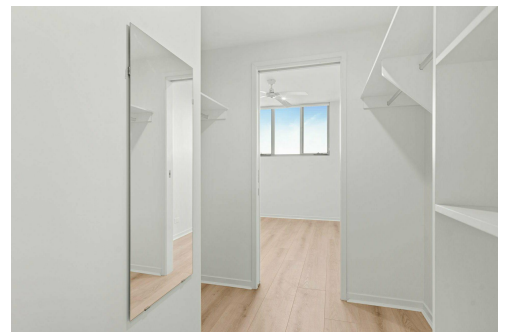
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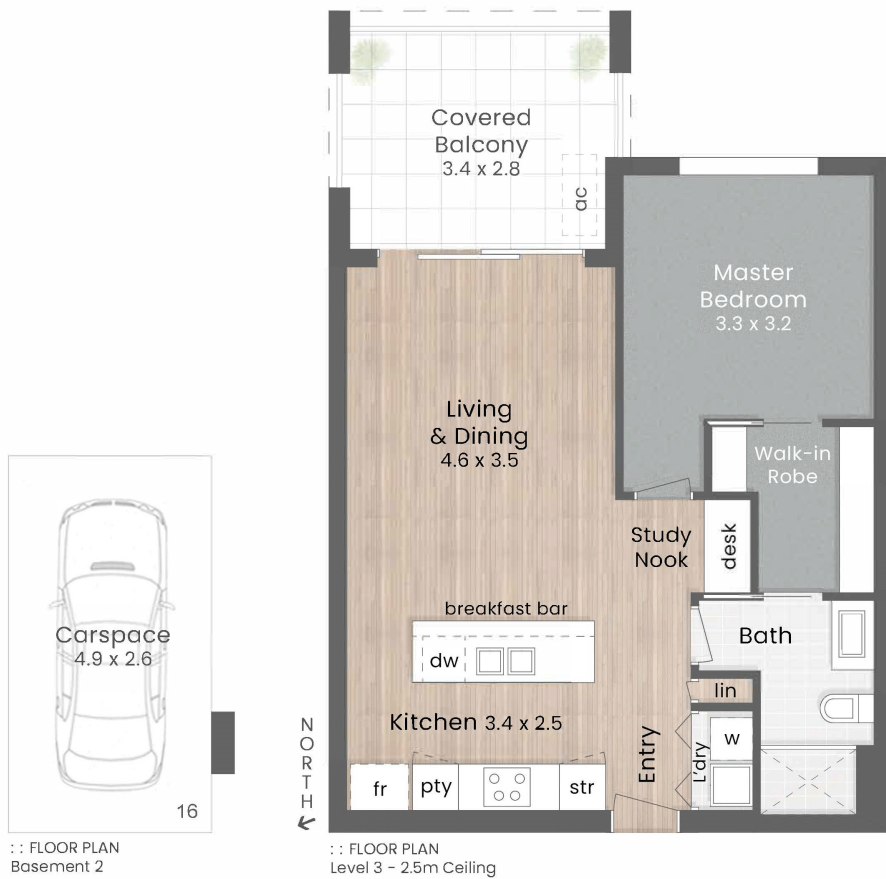
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:: FLOOR PLAN
Basement 2

:: FLOOR PLAN
Level 3 - 2.5m Ceiling

POINTS OF INTEREST

1. 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



:: LOCATION MAP

IVORY 27/12 Sanders Street UPPER MOUNT GRAVATT

1 Bed + Study Nook 1 Bath 1 Car

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Internal 57m² | Balcony 10m² | Total 67m²
Carspace 13m²

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