

Upper Mount Gravatt, 2745/1-5 Cremin Street

SOLD BY ANA WANG

Rewarding its lucky owners or tenants with sweeping vistas over Brisbane's southside to distant mountain ranges from not only the large, 13m2 covered balcony - but the bright and breezy combined kitchen, living and dining area, and both bedrooms - this modern, level 7 apartment is one of the most breathtaking you'll find this side of the city.

Highlights:

- Super spacious internal floorplan offering extras like a study nook and sitting area
- Easy-care decor: large format tiles in living/dining/kitchen/sitting, hybrid timber in the beds
- Master bed & living/dining both open to a huge covered alfresco balcony with a north aspect
- Use of fully maintained onsite recreational facilities including a pool
- Walk to city-Xpress buses & Westfield Mt Gravatt for food, fashion and the flicks



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/B23PF4R

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LJ Hooker Property Partners
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Masterfully configured to capitalise on every inch available, the 91m2 internal footprint of this stunning apartment has the entry passage running past a handy linen press and recessed study zone, into a sitting room that opens spectacularly into the kitchen/living/dining hub.

Bathed in natural light through windows over the kitchen's double sink and glass sliders to the balcony, this sociable space feels super roomy and will be a joy to lounge about or dine in - either at a table or the breakfast bar - in the cooler months. Of course, when summer's here - you'll be making a beeline to your alfresco terrace, set up to feel like a leafy suburban oasis, for evening soirees beneath Brisbane's twinkling skies.

The cook's kitchen offers abundant storage above and below stone benchtops, a gas cooker with rangehood, a dishwasher, and an extendable gooseneck tap over a double sink with a draining board.

Bookending this gorgeous space are two bedrooms - one off the sitting room with the main bathroom/laundry across the hall - and the master next to the living room. Both have split-system A/C units and fans, with easy-clean hybrid timber floors underfoot - the master swapping a built-in robe for a more generous walk-through set-up into a private ensuite with a shower.

In this prize location it's a 4-minute wander across the road to Westfield Mt Gravatt, and about the same to catch a 174 bus along Kessel's Rd or a host of options (125, 172, 175, 184, n184, p176) on Logan Rd to get you straight into town or further afield. From the single basement car space, which has a handy storage area beside it, you can hit the Pacific or Gateway Motorways, local primary/high schools, and scenic trails through The Roly Chapman Bushland Reserve in a matter of minutes.

As an investment or first-time buy for singles, couples, or those raising a child, this is a must-view.

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More About this Property

Property ID	B23PF4R
Property Type	Apartment
Land Area	105 m ²
Including	Air Conditioning Toilets (2) Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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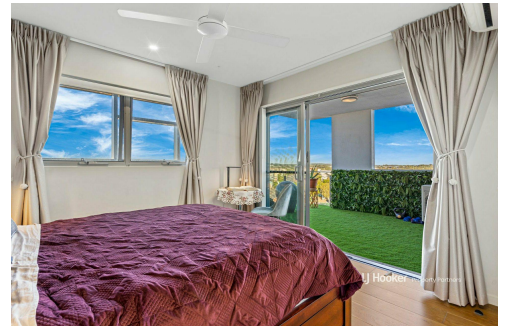
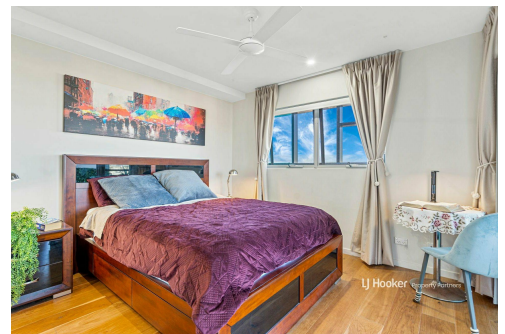
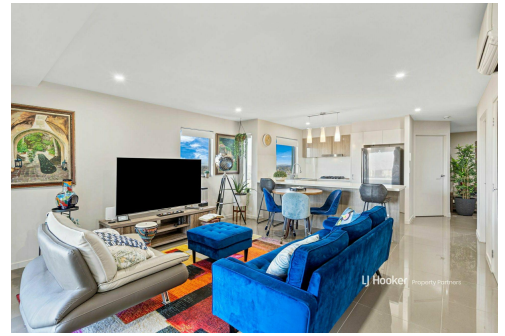
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Level 7 Floor Plan:

- Master Bedroom:** 3.5 x 3.0, 2.5m Ceiling, includes a wardrobe (robe) and a walk-in wardrobe (Wir).
- Living & Dining:** 4.5 x 4.3, includes a bar (b.bar).
- Kitchen:** 2.7 x 2.6, includes a refrigerator (fr), a sink (p), and a robe.
- Bedroom:** 3.4 x 2.9, includes a robe.
- Bath & L'dry:** Includes a bathtub, toilet, and laundry area.
- Ensuite:** Includes a toilet and a sink.
- Study Nook:** Includes a desk and a linen closet.
- Entry:** Includes a linen closet.
- Carpace:** 5.4 x 2.6, includes a store (3.5 x 0.6).
- Covered Balcony:** 4.0 x 3.1.

Orientation: North arrow pointing towards the top of the plan.

Room Details:

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