



2745/1-5 Cremin Street, Upper Mount Gravatt

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## Rise above the Rest: Elevated Views and Urban Convenience

Perched high on the 7th floor of the prestigious Sky Gardens complex, this contemporary 105m<sup>2</sup> apartment masterfully pairs the serenity of panoramic mountain views with the absolute pinnacle of urban convenience. Whether you are a first-time buyer looking for an enviable launchpad, a professional seeking effortless city connectivity, or a savvy investor eyeing a blue-chip asset, this is the elevated lifestyle you have been searching for.

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Property Partners  
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### Highlights

- Super spacious apartment with study nook and sitting area
- Easy care flooring with large format tiles throughout and warm hybrid timber in the beds
- North-aspect alfresco balcony with panoramic views accessible from master bed and living/dining
- Indulgent resort amenities - pool, heated pool, spa, sauna, and common area with BBQ
- Directly opposite Westfield Mt Gravatt and the major transport links for an unrivalled lifestyle of convenience

With a location this good, you can leave the car securely parked at home! Walk to Westfield Mt Gravatt for the shops, food, and flicks while major bus stations on Kessels Road (Route 174) and Logan

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 **LJ Hooker**

Road (Routes 125, 172, 175, 184, etc.) mean lightning-fast commutes. For families and students, this address sits just a short three-minute walk to Upper Mount Gravatt State School and within minutes of MacGregor State High School, local sports clubs, and the scenic trails of The Roly Chapman Bushland Reserve.

Discover a clever architectural flow guiding you past a handy linen press and a recessed study zone complete with a built-in desk before opening into an expansive, light-filled interior. Sleek tiling underfoot ensures effortless maintenance throughout the main social spaces, while split-system air conditioning keeps the interior climate perfectly tailored year-round.

For the home chef, the modern kitchen is exceptionally appointed with stone benchtops, a breakfast bar, a gas cooker, and a dishwasher, making it a joy to cook in while the gorgeous vistas make the mundane chore of washing the dishes a pleasure.

The true piece de resistance of this breathtaking apartment is its masterful configuration, which capitalises on every available inch to capture sweeping vistas across Brisbane's southside to distant mountain ranges. Rather than keeping these views as a hidden luxury, the home shares them generously across the entire floorplan; whether you are preparing a meal in the bright and breezy kitchen, relaxing in the combined living and dining hub, or waking up in either of the two bedrooms, the stunning mountain backdrop is your constant companion.

Glass sliders pull back from the main living area to reveal a massive, 13-square-meter covered alfresco balcony. Set up to feel like an elevated, leafy suburban oasis, this spectacular outdoor terrace is destined to host your weekend brunch sessions, sunset wines, and evening soirees beneath Brisbane's twinkling skies.

The smart floorplan thoughtfully bookends this central living space with two distinct sleeping wings, offering maximum privacy with year-round comfort through air conditioning and fans. The private master sanctuary features a generous walk-through robe, a pristine ensuite bathroom, and its own direct access to the balcony. Positioned on the opposite side of the apartment for ultimate peace, the second bedroom includes built-in robes and easy-care timber flooring, located just steps away from the main central bathroom and integrated laundry.

Beyond the walls of your private retreat, the property offers an enviable resort-style lifestyle. Residents enjoy exclusive access to a fully maintained, sparkling inground swimming pool, perfect for cooling off on warm afternoons while the heated pool and sauna offer the perfect sanctuary to unwind and rejuvenate during the cooler winter months. Security and practicality are also seamlessly covered, with the inclusion of a secure basement parking space for one vehicle alongside a highly coveted, dedicated storage locker.

Whether you are looking for an exceptional first home, a stylish urban base, or a blue-chip addition to your investment portfolio, contact Ana Wang today to secure your slice of paradise.

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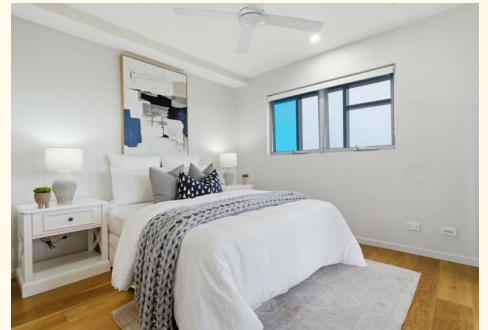
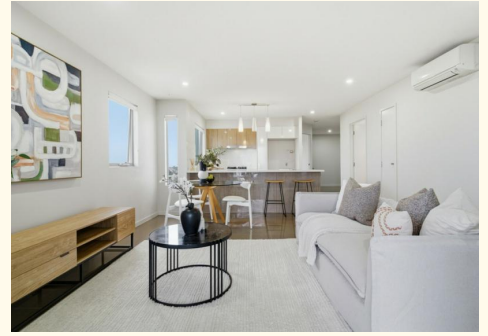
The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 60 625 175 849 / 21 107 068 020

## MORE DETAILS

Property ID B4S0F4R  
Property Type Apartment  
Land Area 105 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Pool  
Balcony  
Dishwasher  
Built-in-Robes  
Secure Parking  
Remote Garage

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- POINTS OF INTEREST**
1. SKY GARDENS
  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



SKY GARDENS 2745/1-5 Cremin Street UPPER MOUNT GRAVATT

2 Bed + Study Nook 2 Bath 1 Car + Store

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Internal 91m<sup>2</sup> | Covered Balcony 13m<sup>2</sup> | Total 104m<sup>2</sup>  
Carspace & Store 17m<sup>2</sup>

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