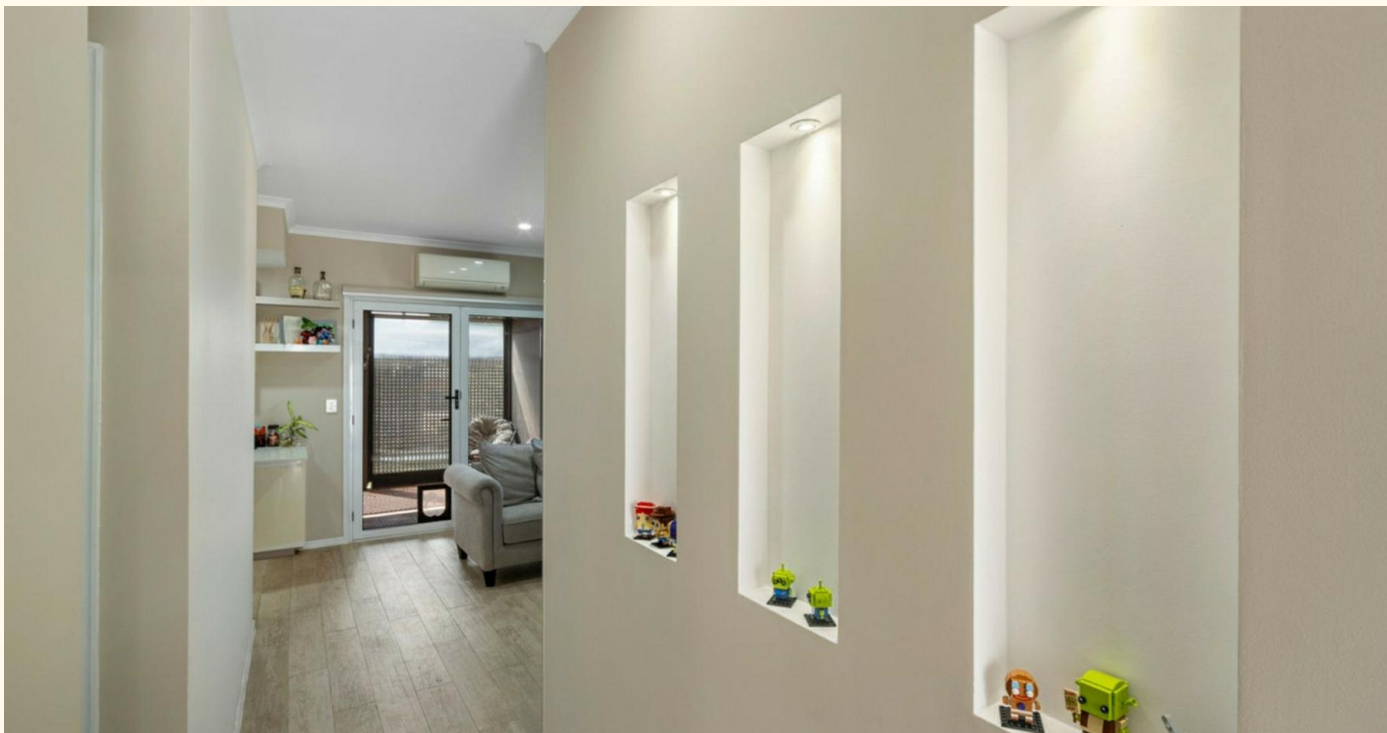


4/47 Kelburn Street, Upper Mount Gravatt

300m to Garden City, a World Away in Peace and Quiet

There's a particular kind of quiet you only get at the end of a cul-de-sac. No passing traffic, no through-road hum. Just a small, leafy complex of ten and the sound of birds in the palms. That's where you'll find this one, and the moment you step inside, it's clear someone has loved it well.

Highlights:

- Well renovated two-bedroom, single-level home in a quiet ten-unit complex
- Modern stone kitchen with breakfast bar, oven, electric cooktop and dishwasher
- Three split-system air conditioners and plantation shutters right through the home; skylight in bathroom
- Rare two-car secure parking and a big covered outdoor entertaining zone with a separate tiled courtyard
- 300m walk to Westfield Garden City; Close to shops, transport links, and schools
- Great rental return at \$620 per week until March 2027

Renovated and refreshed, wood-look floors run underfoot, plantation shutters frame every window, and three little display niches line the hallway like a gallery wall waiting for your own treasures. The living

2 1 2

FOR SALE

\$800,000+

VIEW

Sat 8th Aug @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



room sits at the heart of it, kept comfortable by its own split-system air conditioner and opening straight out through glass doors to the covered entertaining area beyond.

Then there's the kitchen, and it punches well above its size. A crisp stone benchtop wraps around to a breakfast bar made for morning toast and late-night chats, with a sleek mirror splashback, an oven, electric cooktop and dishwasher all tucked neatly in. Even the wine storage has been thought of.

Both bedrooms are comfortable, carpeted and fitted with built-in robes and plantation shutters, one currently set up as a home office and study for two. Each has its own air conditioner too, so there are three across the home in total, meaning you're covered no matter which room you're in or how warm the afternoon gets. The bathroom keeps things smart and bright, with a skylight drawing sunshine down over the walk-in shower and floating vanity, plus a laundry with the dryer hidden behind sliding doors so nothing spoils the calm.

Outside is where this home quietly shows off. A generous covered patio stretches the living space into the fresh air, ideal for a weekend barbecue or a slow Sunday coffee, while a separate tiled courtyard gives you a second private pocket to potter in. Fully fenced and screened from the world, these are spaces you can enjoy without a neighbour in sight. Beyond your gate, established gardens and a winding path shared only by residents give the whole setting a green, tucked-away feel.

But step outside the complex and the real magic reveals itself. This is one of those rare addresses where you can genuinely leave the car at home. Westfield Mt Gravatt and Palmdale Shopping Centre sit barely a few hundred metres away, placing a whole world of shopping, supermarkets, cafes, restaurants and Event Cinemas at your very doorstep, any day of the week. The major bus interchange next door runs services right across Brisbane, Griffith University is an easy hop, and when you do take the car, the CBD is around thirteen minutes away with the M1 and M3 both close at hand.

For investors, the groundwork is already done. A reliable tenant is settled and happy here on a lease through to March 2027, returning \$620 per week from day one, so you can buy with the income in place and none of the guesswork. And when the time comes to live in it yourself, a home this private, this well renovated and this close to Garden City will always be easy to call your own.

This is definitely not one you should miss! Contact Kevin and Sienna 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 DETAILS

Property ID	B519F4R
Property Type	Apartment
Land Area	135 m2
Including	Air Conditioning
	Toilets (1)
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Kevin Ahn 0400 098 188

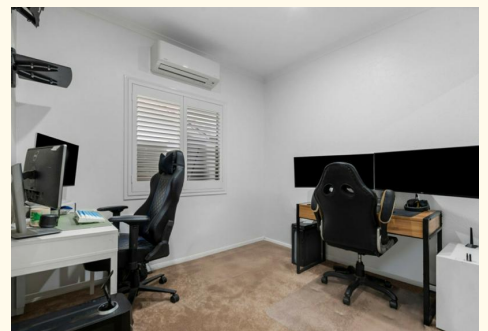
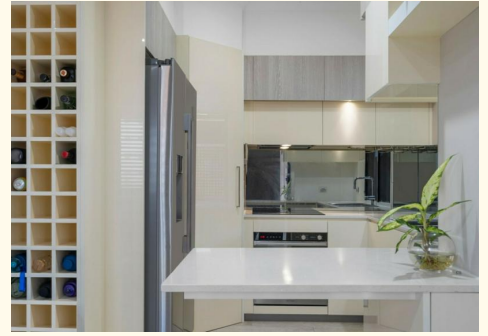
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- 1 Courtyard
- 2 Entertainment



4/47 Kelburn Street **UPPER MOUNT GRAVATT**

2 | 1 | 87m² | 135m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.