

Upper Mount Gravatt, 48/12 Sanders Street

SOLD BY EMILY XIONG

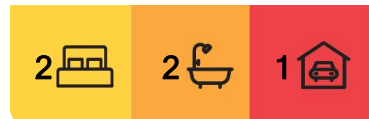
Experience effortless contemporary living in the heart of Upper Mount Gravatt with this chic apartment in the sophisticated Ivory building. Boasting a rooftop barbecue area with sweeping city views, this immaculate residence is perfect for first home buyers or investors. It features two spacious bedrooms and a cosy study or nursery, ideal for families or professionals. The open-plan lounge and dining area with timber floors and ducted air conditioning seamlessly flows into a sleek kitchen with stone countertops and premium appliances. The master suite offers privacy with a stylish ensuite and access to a large balcony with breathtaking vistas. Just steps from shopping, dining, and more, this is your ultimate urban sanctuary.

Top Highlights:

- Exclusive Ivory apartment building with a luxe rooftop barbecue area and spectacular city



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For Sale
Please Call

View
l.jhooker.com.au/B2ADF4R

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views

- Ideal for first home buyers or investors, featuring two spacious bedrooms plus a cosy study or nursery
- Open-plan living and dining with chic timber flooring, ducted air conditioning, and a contemporary kitchen with stone counters and a mirror splashback
- Master bedroom with a sleek ensuite, built-in wardrobe, and direct access to a large balcony with sweeping vistas
- Prime location within walking distance to local shops, Westfield Mt Gravatt, restaurants, cafes, and entertainment

Perfect for couples, young families, professionals, students, and retirees alike, Upper Mount Gravatt offers a vibrant lifestyle with everything you need just a short stroll away. Enjoy the ease of walking to local schools, shops, parks, and bus stops, while the nearby Westfield Mt Gravatt provides endless entertainment options, from designer shopping to fine dining, movies, and karaoke. For those seeking balance between work, play, and family, this area offers a harmonious blend of convenience and leisure.

- 220 m to Upper Mount Gravatt State School
- 240 m to bus stop
- 300 m to The Village Upper Mount Gravatt
- 350 m to Shingai Park
- 550 m to Westfield Mt Gravatt
- 600 m to St Bernard's School
- 650 m to Clairvaux MacKillop College
- 1 km to Perfect Beginnings Early Learning Centre
- 1.8 km to Macgregor State High School

Located in the heart of this bustling neighbourhood, the Ivory apartment building offers an unbeatable combination of modern style and peaceful privacy. Residents will appreciate the security of a dedicated car park and the luxurious rooftop barbecue area, where you can host memorable gatherings as the city skyline twinkles in the background. Whether you're unwinding after a long day or entertaining friends, the rooftop is a true urban retreat.

Enter this sleek and spacious apartment and be welcomed by a haven of modern design. The open-plan lounge and dining area boasts stunning timber floors and cooling ducted air conditioning, creating a relaxing retreat after a busy day. This stylish space is perfect for unwinding or hosting intimate get-togethers, with plenty of room for both dining and lounging.

Overlooking the living area, the contemporary kitchen is a chef's dream. Featuring shining stone countertops, trendy cabinetry, and a striking mirror splashback, it seamlessly combines functionality with high-end style. The addition of a quick-clean dishwasher makes hosting dinner parties a breeze, while the well-planned layout ensures you have everything at your fingertips.

Venture outside onto the expansive tiled balcony, where alfresco entertaining reaches new heights. With space for outdoor dining or lounging, this balcony offers breathtaking panoramic views that shimmer after dusk, making it the perfect place to enjoy a sunset cocktail or relax with friends under the stars.



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At one end of the floorplan, the carpeted master suite provides a luxurious escape, complete with ceiling fan, built-in sliding wardrobe, and direct access to the balcony. The pristine ensuite features sleek contemporary fixtures, offering the perfect place to refresh and rejuvenate.

At the other end of the apartment, a second carpeted bedroom with a ceiling fan and built-in wardrobe offers privacy and comfort, while the stylish shared bathroom and laundrette ensure convenience. The cosy timber-floored study or nursery adds versatility to the layout, catering to a variety of lifestyle needs.

This stunning apartment offers a combo of contemporary living and urban convenience that's simply unmatched. Contact Emily Xiong today to arrange a viewing and experience the luxe lifestyle this property has to offer.

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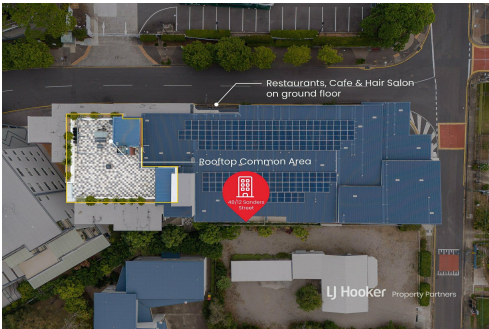
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More About this Property

Property ID	B2ADF4R
Property Type	Apartment
Including	Study Balcony

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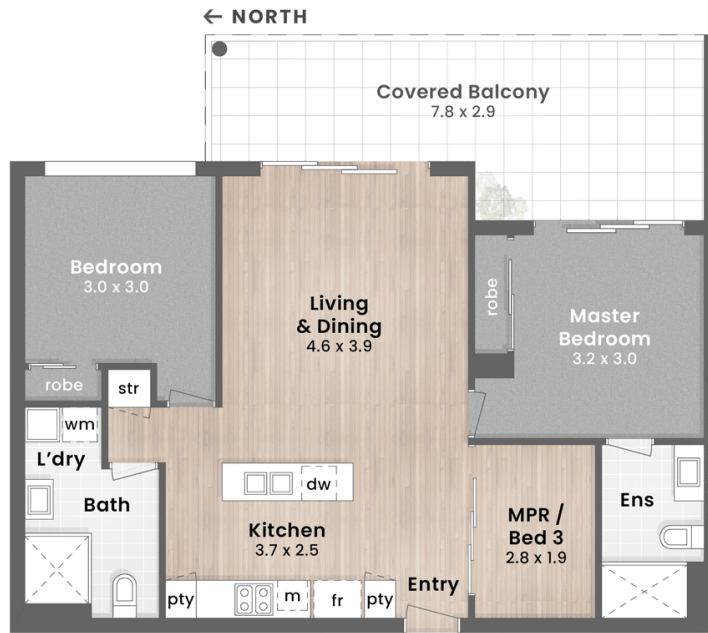
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POINTS OF INTEREST

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



:: LEVEL 5
2.5m Ceiling



:: BASEMENT 1

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IVORY | 48/12 Sanders Street
UPPER MOUNT GRAVATT

3 Bed 2 Bath 1 Car

Internal 78m² | Balcony 20m² | **Total 98m²**

Carspace 13m²

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