

504/56 Tryon Street, Upper Mount Gravatt

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## SOLD BY KEVIN AHN & SIENNA KIM

Positioned on Level 5 of the admired Mahogany Apartments, this beautifully maintained two-bedroom residence offers bright contemporary living with effortless convenience. Enjoy open-plan interiors, a modern kitchen, two separate balconies and two generous bedrooms including a master with ensuite. The complex provides secure parking, intercom entry and solar benefits, all moments from Garden City, cafes, parks and transport. Currently leased at \$680 per week, with current rental appraisal at \$700 - \$720 per week, this home is an ideal investment or future lifestyle retreat.

### Top Features at a Glance

- Contemporary two-bedroom, two-bathroom residence in a secure, modern complex on Level 5.
- Bright open-plan living and dining area with abundant natural light and seamless flow to the balcony.
- Bedrooms with built-ins, ducted aircon and 2 separate balconies
- Secure building with intercom entry, basement carpark and complex solar panels contributing to energy savings.
- Exceptional walkable location near Garden City, Tryon Street shops and cafes, transport, gyms and top schools.
- Currently leased at \$680 per week until June 2026 to lovely, long-

### FOR SALE

Please Call

### AGENTS

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Sienna Kim  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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.



term tenants.

- Solar panels on the building
- Great security - intercom entry system to the building and carpark

Welcome home to a bright and uplifting living environment. The open-plan lounge and dining area is framed by wide windows that draw in natural light throughout the day, creating a warm and comfortable atmosphere for everyday living. Soft neutral tones complement the space, while ducted air conditioning ensures year-round comfort.

The modern kitchen combines practicality with timeless style. Featuring generous cabinetry, quality appliances and a functional layout, it supports everything from weeknight meals to weekend hosting. A wide countertop creates an inviting spot for morning coffee or casual dining, while tiled flooring and easy-clean finishes keep maintenance simple.

The private balcony extends your living space outdoors, offering a peaceful place to unwind. Elevated on Level 5, it captures gentle breezes and views that glow softly in the afternoon light. Whether you are enjoying a quiet moment alone or entertaining guests before a night out, this outdoor retreat adds an effortless sense of relaxation to daily life.

Accommodation is thoughtfully appointed across two spacious bedrooms, each enhanced by natural light and built-in wardrobes. The master suite offers a calm sanctuary with its own ensuite, while the second bedroom is serviced by a modern main bathroom finished with generous storage while enjoying the luxury of their own private balcony.

Residents benefit from secure basement parking, intercom entry and a well-managed body corporate that maintains the complex to a high standard, with solar panels aiding your overall bills.

Perfectly positioned, this address offers unbeatable walkable convenience with Westfield Garden City, Tryon Street cafes, gyms, parks and everyday amenities all within easy reach. Sitting within the MacGregor State High School catchment, and the Brisbane CBD is only 11 kilometres away.

- 20m bus stop
- 180m Tryon St Park
- 350m city-bound bus stop
- 600m Westfield Mount Gravatt
- 1km Upper Mount Gravatt State School
- 1.3km Macgregor State High School

Well cared for and quietly positioned in one of Upper Mount Gravatt's most desirable locations, this home offers a lifestyle of comfort, connection and ease. Opportunities within this building are tightly held and rarely become available.

Do not miss your chance to secure this charming modern sanctuary in a thriving urban hub. Enquire today with Kevin Ahn and Sienna Kim to make this beautiful apartment your own.

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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 B3RGF4R  
Property Type Apartment  
Including Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Intercom  
Balcony  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

### Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

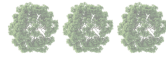
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504/56 Tryon Street **UPPER MOUNT GRAVATT**

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**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.

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**LJ Hooker**