

## Upper Mount Gravatt, 9/12 Sanders Street

Stunning Location, Stylish Unit with Extra Study!

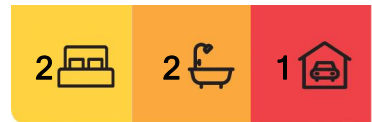
This elegant, contemporary two-bedroom plus study apartment is a no-brainer for first-time buyers, downsizers, and savvy investors. In an unbeatable locale, walking distance to Westfield Mt Gravatt and across the road from a superb variety of amenities, this fabulously maintained complex offers an exclusive lifestyle, whether moving straight in yourself, or renting out for a nifty return.

Top features:

- Spacious two-bedroom unit with separate study - perfect for couples or growing families
- Ultra-modern with stylish kitchen, LED downlights, and ducted heating and cooling
- Large entertaining balcony with access from the master suite and open plan living
- Well-maintained Ivory apartment complex features single secure car space, restaurants and cafe on the ground floor, and rooftop common area
- Truly unbeatable location: metres to Coles, and a huge variety of eateries and amenities



**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

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**LJ Hooker Property Partners**  
07 3344 0288

This fantastic apartment complex sits within a prime locale, just across the street from The Village Upper Mount Gravatt shopping centre, and a superb string of restaurants, medical specialists, and amenities along nearby Logan Road. What's more, bustling Westfield Mt Gravatt is barely a seven-minute walk away, so you can stroll over on a relaxing weekend to catch a movie at the cinema or check out the department stores. Plenty of buses roam the nearby streets for a fuss-free commute to work, along with a variety of parks and gyms for those with an active lifestyle.

- 50 m to The Village Upper Mount Gravatt
- 200 m to Logan Road restaurants and amenities
- 220 m to Upper Mount Gravatt State School
- 240 m to bus stop
- 350 m to Shingai Park
- 450 m to Tryon Street Park
- 500 m to Westfield Mt Gravatt
- 1.4 km to MacGregor State High School
- 1.7 km to M3 entrance

The Ivory is a modern and stylish complex, with restaurants located on the ground floor and resident access to the rooftop for entertaining guests against a backdrop of stunning sunset vistas. With so much on offer nearby, your car will probably spend more time in your apartment's secure parking space than out and about, saving you a fortune on petrol!

This elegantly designed unit displays a cohesive neutral palette, adding to the airy feel within this spacious apartment home. Timber-look laminate flooring spans the entertaining zones, complimented by the LED downlights above. The ultimate low-fuss sanctuary, ducted heating and cooling, as well as ceiling fans throughout, allow for comfortable living year-round.

As you enter, the grand modern kitchen sits to the right, overlooking the living area from a generous dining island equipped with a chic black gooseneck tap and brand-new dishwasher. A mirrored splashback rests behind the electric oven and cooktop at the back wall, with tall cabinets providing plenty of storage.

Wide sliding screen doors open to your private covered balcony, with lovely views over the neighbourhood and heaps of space for entertaining.

Both well-sized bedrooms are fitted with built-in wardrobes, the master also enjoying balcony access and a private ensuite. Each room sits at either end of the living space, adding to the privacy of this thoughtfully considered floorplan.

In addition to the two bedrooms, there is also a separate study or multipurpose room with even more space for your family to enjoy - whether working from home, using as a spare room for guests, or perhaps creating a cosy reading nook or play space for littlies.

Beautiful, modern, and ready to move straight in, this amazing investment opportunity will be snapped up in an instant - call today!

All information contained herein is gathered from sources we consider to be reliable.



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## More About this Property

<b>Property ID</b>	B3CMF4R
<b>Property Type</b>	Apartment
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Kevin Ahn 0400 098 188**

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

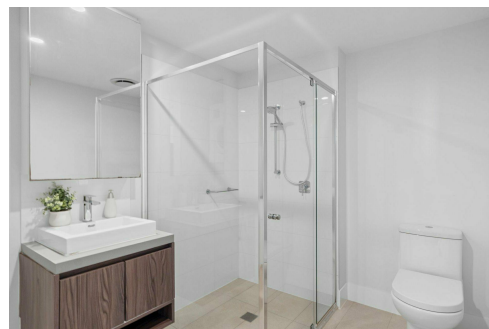
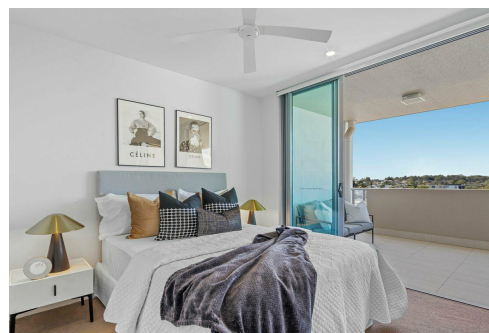
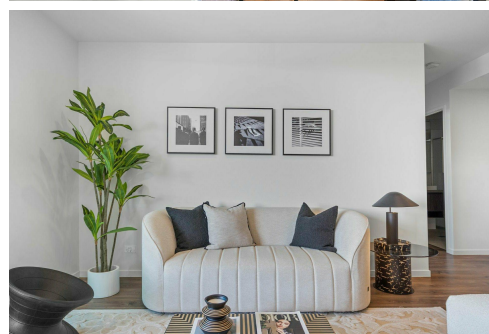
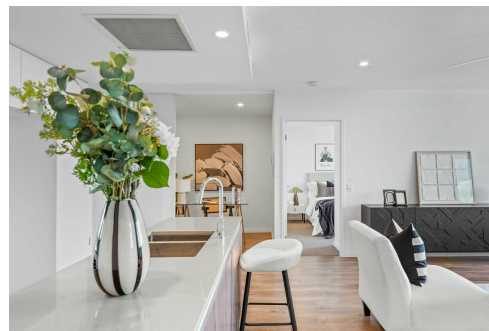
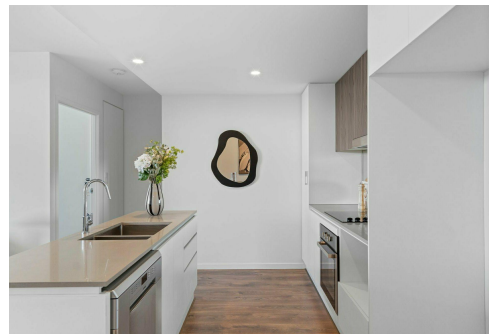
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