



LJ Hooker Property Partners



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Upper Mount Gravatt, 19 Sobers Street

SOLD BY KOS COMINO & ERFAN BABAIE

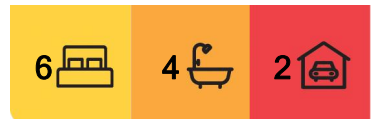
From your first steps into this home you feel peace and serenity. There is an effortless flow from room to room that can only be appreciated by viewing the home. With its many multi-panelled windows, there's a hint of colonial charm as well as an abundance of natural light throughout the well-maintained interior of this brick-faced beauty housing 6 bedrooms and a swag of social spaces, all within a walk of parks, buses, schools and Westfield Mt Gravatt.

Highlights:

- Potential dual living setup
- Glass-enclosed dining room beside a big kitchen with mod cons & moulded timber cabinetry
- Relaxed family room with hybrid floors connecting to a carpeted formal lounge off entry
- 6 beds with mixed flooring (carpet/hybrid timber) and 2 ensuites among the 4 bathrooms
- Double garage + space on the front drive + a side section for a boat/camper



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

View
ljhooker.com.au/B2E3F4R

Contact
Kosma Comino
0438 365 222
kosmacomino@ljhpp.com.au

Erfan Babaie
0481 868 871
erfanbabaie@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

- Walk via Mt Gravatt Park to Upper Mt Gravatt State School & Clairvaux MacKillop College

If you're a fan of quality timber and a Federation-style feel, you're going to love the kitchen and bathroom fit-outs. If not, when you're ready, you can explore renovations to modernise these spaces to make this home a true representation of your personality.

As is, the kitchen sports reams of moulded timber cabinetry, above and below its benchtops, and a high-topped brekky bar to conceal a twin sink near the dishwasher from stool-seating diners! The splashbacks are all tiled for easy cleaning and there's an electric cooker/oven.

Right beside the cook zone is a light and airy fan-cooled dining area embraced by full-height windows and a slider connecting to a paved open-air entertaining patio beside a grassy flat yard with a basketball/netball hoop already in place!

Back inside and the dining room opens into a family room with hard-wearing hybrid floors, extending into a carpeted formal lounge off the front entry.

There are 6 bedrooms up for grabs, or 5 + a study/home office if you need, with a mix of A/C and fans. Along with a family bathroom with shower and tub, there are 3 ensuites - all sporting timber vanities and federation-style patterned floor and wall tiling.

Extras to get you over the line include 4 split-system A/C units through beds and living spaces, 10kW of solar power on the roof, lovely district views from the upper floor rooms, and a secure double garage as well as open-air parks on the wide front drive and a side section for a camper or boat.

On the location front, it's possible to walk to Mt Gravatt State School, Clairvaux MacKillop College and Westfield Mt Gravatt in under 20 minutes - the first 2 on a scenic route through Mt Gravatt Park. By car, it's 3 minutes to MacGregor State High, and 5 to Coles at The Village, Hibiscus Sports Complex and onto the M3.

For southside serenity in a family-friendly neighbourhood close to it all, look no more.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020



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More About this Property

Property ID	B2E3F4R
Property Type	House
Land Area	615 m ²
Including	Air Conditioning Toilets (5) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

Kosma Comino 0438 365 222

Partner & Agent/Independent Contractor | kosmacomino@ljhpp.com.au

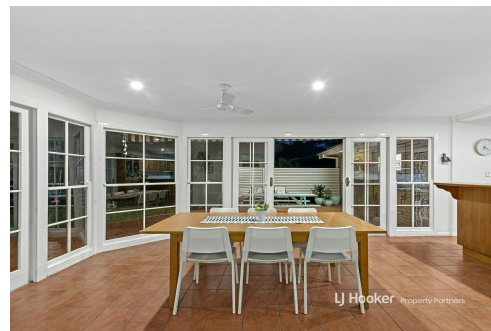
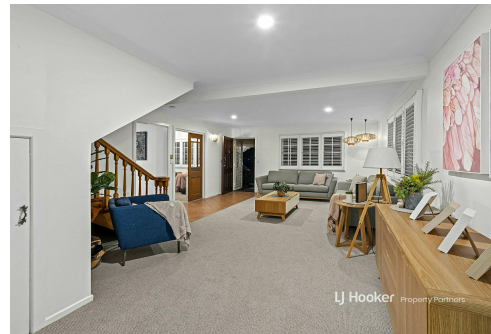
Erfan Babaie 0481 868 871

Sales Agent to Kos Comino | erfanbabaie@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

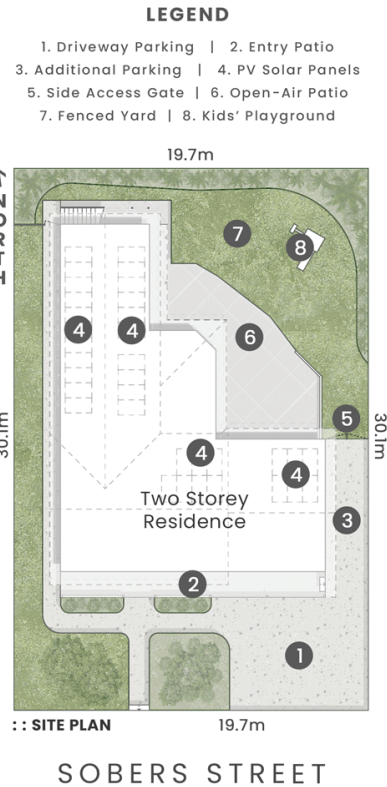
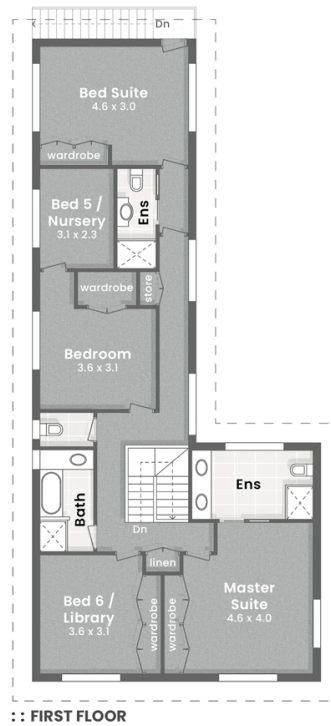
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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19 Sobers Street
UPPER MOUNT GRAVATT

Internal 317m² | Covered Patio & Entry Patio 28m² | **Total 345m²**
Open-Air Patio 50m²

615m²

6 Bed + Office

4 Bath + Powder

2 Car + Off-Street

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