







Upper Mount Gravatt, 31 Mascot Street

SOLD BY THE GILLESPIE TEAM

5 3 2

Perched on the elevated side of a peaceful cul-de-sac, this breathtaking double-storey residence offers luxurious living with serene tree-top views and cooling breezes. Just steps from the playground at the end of the street, this stunning property is the height of modern elegance. Featuring six spacious bedrooms, sophisticated French Oak engineered timber flooring, and soaring high ceilings, it's designed to captivate. The seamless open-plan layout merges indoor and outdoor living, with multiple entertainment zones, a stylish executive kitchen boasting luminous stone benchtops, and a large walk-in pantry. Positioned perfectly for a leisurely stroll to Mount Gravatt Showgrounds, Clairvaux MacKillop College, and nearby sports grounds, this home offers a blend of luxury and lifestyle.

Property Features:

- Elevated position in a tranquil cul-de-sac with stunning tree-top views and breezes, just

For Sale
Please Call

View
ljhooker.com.au/B2DJF4R

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steps from a playground.
- Luxurious six-bedroom residence with French Oak engineered timber flooring and lofty high ceilings.
- Seamless open-plan design featuring multiple entertainment zones, multipurpose rooms, and alfresco spaces.
- Stylish executive kitchen with luminous stone benchtops and a large walk-in pantry.
- Short stroll to Mount Gravatt Showgrounds, Clairvaux MacKillop College, sports grounds, and nearby amenities.

Upper Mount Gravatt is a thriving and sought-after suburb that offers families an unparalleled lifestyle. This residence is perfectly positioned in a family-friendly neighbourhood, just a short walk from a park at the end of the road, public transport, local sports clubs, and schools. The Mount Gravatt Showgrounds is just a leisurely stroll away, where night markets and farmers markets bring a vibrant community atmosphere. For those seeking convenience, the prestigious Clairvaux MacKillop College, local shops, and the expansive Westfield Mt Gravatt Shopping Centre are within easy reach, making this suburb a hotspot for busy families and professionals alike.

Key Local Amenities:

- 600 m to bus stop
- 400 m to Southern Cross Sports Club
- 500 m to St Bernard's School
- 1 km to Clairvaux MacKillop College
- 1.1 km to Perfect Beginnings Early Learning Centre
- 1.1 km to Mt Gravatt Park
- 1.1 km to Mount Gravatt Showgrounds
- 1.3 km to Upper Mount Gravatt State School
- 1.5 km to The Village Upper Mount Gravatt Shopping Mall
- 1.9 km to Westfield Mt Gravatt
- 3 km to Mount Gravatt State High School

Proudly elevated on the high side of this serene cul-de-sac, this contemporary residence exudes industrial-chic elegance. The rendered, timber-clad, and stone-stacked facade creates an eye-catching, modern look, while the trendy, easy-care gardens and manicured lawns make maintenance a breeze. With driveway parking and a double garage complete with built-in storage, convenience is at the forefront. A radiant front porch invites you into the home's interiors, where ducted air conditioning and gleaming downlights are just a few of the fine features waiting to impress.

Beyond the impressive double doors, you'll step into a bright tiled foyer, guiding you through the home's expansive layout where space is highlighted with soaring high ceilings. The lower level hosts a cosy tiled rumpus room, perfect as a teen retreat, playroom, or home office. Ascend the chic timber stairs, and you'll be welcomed into an open-plan lounge and dining area with stunning French Oak engineered timber floors. Whether you're hosting sophisticated gatherings or relaxing with family, this space is ideal for creating unforgettable moments.

Seamlessly connecting with the living areas is the stylish executive kitchen, finished with luminous waterfall stone countertops, a mix of timber-look and glossy white cabinetry, and

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a spacious walk-in pantry. The modern pendant lighting casts a soft glow over the island bench/dining bar, creating an inviting space for casual meals or engaging conversation as you prepare gourmet dishes with the help of high-end appliances, including a gas stovetop and dishwasher.

Wide sliding doors open out onto a massive, tiled balcony, complete with a wet bar and chic glass balustrades, offering uninterrupted tree-top views. This elegant alfresco space is perfect for entertaining or unwinding with friends and family.

Off the downstairs rumpus, another tiled patio awaits, featuring downlights and a ceiling fan for comfortable outdoor living. Overlooking the low maintenance fenced backyard, this space is a delightful retreat for little ones to explore and play.

A built-in study nook off the kitchen provides professionals or students with a quiet spot to work from home. Meanwhile, the six bedrooms are spread across both floors, all offering plush carpeting for added comfort. The four downstairs bedrooms come equipped with built-in robes, with one boasting a sleek ensuite. A contemporary shared bathroom on this level includes floor-to-ceiling tiles, a shower, and a bath for ultimate relaxation. Upstairs, the master suite offers a luxurious walk-in robe and a sumptuous ensuite featuring floor-to-ceiling tiles, a frosted-glass shower, and dual vanity.

Additional Features:

- PV solar panels and 10Kw battery
- Side access gate
- Two powder rooms (one on each level)
- Internal laundry

This expansive, modern residence offers a rare opportunity to live in sophisticated luxury in one of Upper Mount Gravatt's most sought-after streets. For more information, or to book your private inspection, contact Karl Gillespie or Bailey Atherton today - your dream home awaits!

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

More About this Property

Property ID	B2DJF4R
Property Type	House
Land Area	405 m²
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (4) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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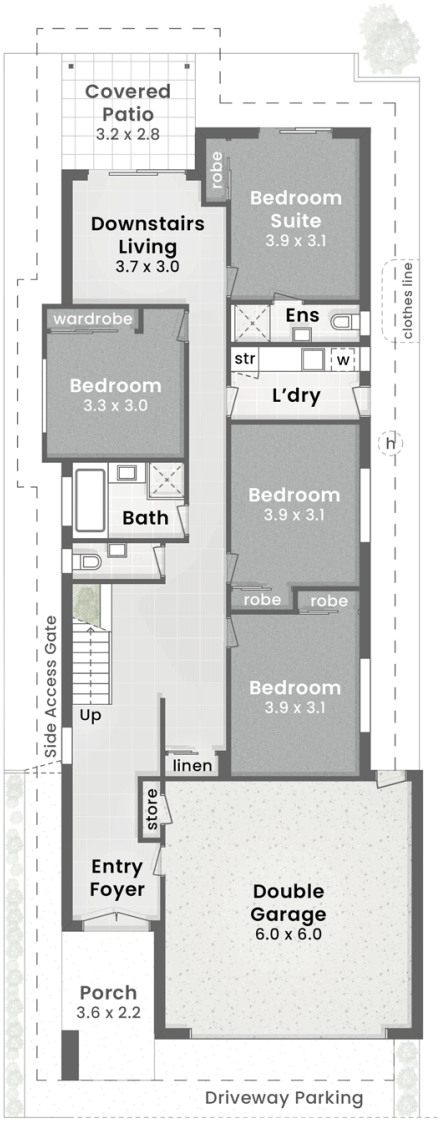
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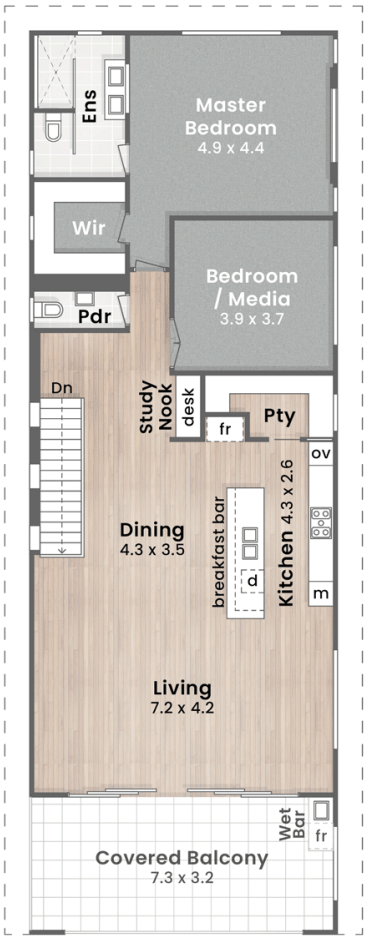




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: : GROUND FLOOR
2.7m Ceiling

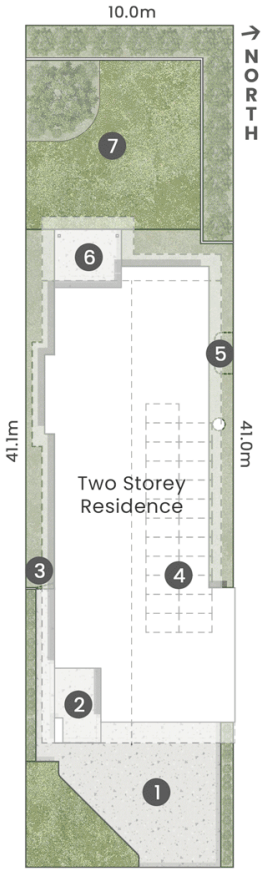


: : FIRST FLOOR
2.7m Ceiling

ELEVATED VIEWS

LEGEND

1. Driveway Parking | 2. Entry Porch
3. Side Access Gate | 4. PV Solar Panels
5. Clothes Line | 6. Covered Patio
7. Fenced Yard



: : SITE PLAN 10.0m

MASCOT STREET

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31 Mascot Street
UPPER MOUNT GRAVATT

Internal 299m² | Balcony, Patio & Porch 42m² | **Total 341m²**

405m² | 6 Bed + Study Nook | 3 Bath + Powder | 2 Car + Off-Street

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