



57 Granby Street, Upper Mount Gravatt

SOLD BY KOS COMINO & ERFAN BABAIE

Commanding an elevated position in a peaceful street with only one neighbour, this immaculate residence blends family comfort, premium upgrades, and rare workshop capacity across a spacious two-level design. Every inch of this home has been refined for effortless living, entertaining, and secure multi-vehicle storage.

Top 5 Features at a Glance

1. Private bushland rear boundary - no neighbours behind.
2. Expansive entertainer's deck and front balcony with leafy outlooks.
3. Six-car garage/workshop plus eight-car driveway capacity.
4. 6.58 kW solar + 3-phase power + automated irrigation system.
5. Close to buses, Garden City, Griffith Uni, motorways & more.

Set on a luscious green 721m2 allotment in a quiet, elevated pocket of Upper Mount Gravatt, this substantial highset home delivers exceptional family functionality with every modern upgrade accounted for. From its private bushland backdrop to its workshop-ready garaging, it's a property designed for those who value space, convenience, and craftsmanship.

Upstairs, the light-filled open-plan living and dining areas spill across

4 🏠 3 🚗 6 🚗

FOR SALE

Please Call

AGENTS

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

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

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.

 LJ Hooker

beautiful polished hardwood floors, flowing naturally to both the wide front balcony and the expansive covered rear deck - a superb space for entertaining against a tranquil green backdrop. The contemporary kitchen anchors the layout with clean lines, sleek cabinetry, quality appliances, and a \$6,500 Belling 90 cm induction upright cooker, perfectly suited to the home chef.

Accommodation across the two levels includes four generous bedrooms and three stylish bathrooms, each finished in crisp tones and quality fittings. The main bathroom features a deep soaking tub, dual vanities, a walk-in double shower, and a heated towel rail - a luxurious touch for daily comfort.

Downstairs extends the versatility even further. A large rumpus provides the perfect family retreat or guest zone, accompanied by two additional bedrooms with ensuites, and a well-appointed laundry. Whether configured for extended family, dual living, or a productive home office, the flexibility here is exceptional.

Outside & Infrastructure

Every exterior detail has been carefully modernised for performance and ease, including:

- Newly renovated roof
- Top-of-the-line 6.58 kW solar system featuring 14 /u215? 470 W REA Pty Ltd (465 W HIT Fusion) panels and 14 /u215? Enphase Energy 0.366 kW micro inverters with mobile monitoring
- Sensor lighting around the entire house
- Eight parking spaces on the driveway
- 3-phase power installed
- New main meter box and switch boxes
- Eave venting with solar and standard whirly birds
- Fully insulated ceilings
- Fully automated seven-zone irrigation and lawn watering system

Additionally, two independent garages cater to serious storage or hobby needs: there's a double front garage and a four-car rear garage/workshop with 50 amp electric car charger connection point, sensor lights, and electric door openers.

Inside Extras

The home is comprehensively equipped for comfort and connectivity with:

- Air-conditioning throughout
- Commercial-grade Wi-Fi system with wired repeaters to a main hub
- New LED lighting throughout
- New electric hot water system

Set amongst quality homes close to parks, shops, schools, and major transport corridors, 57 Granby Street represents a rare combination of modern amenity, multi-vehicle capacity, and elevated indoor-outdoor living.

Whether you're a growing family, a tradesperson needing secure space, or simply seeking a refined entertainer's home in a quiet pocket, this is one property that delivers on every level.

Contact Kos or Erfan today to arrange your inspection or register for the auction.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property

Partners
ABN 33 628 090 951 / 21 107 068 020

MORE DETAILS

Property ID	B3N3F4R
Property Type	House
Land Area	721 m2
Including	Air Conditioning Toilets (3) Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Remote Garage Solar Panels

Kosma Comino 0438 365 222

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

Erfan Babaie 0481 868 871

Executive Agent & Auctioneer | 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



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.

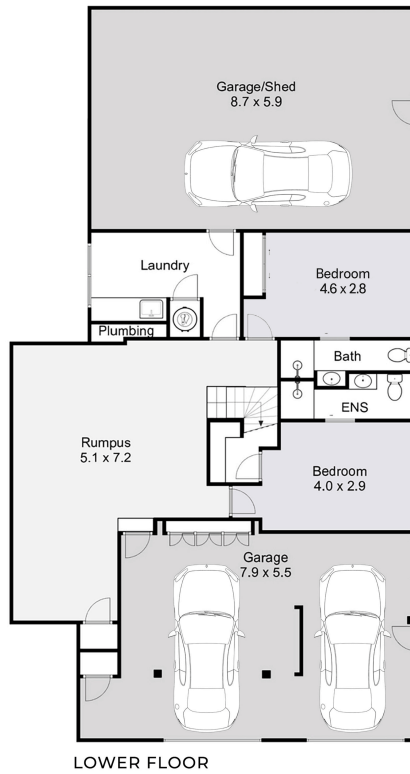


57 Granby Street
UPPER MOUNT
GRAVATT

- 4 Bed
- 3 Bath
- 6 Car

Total Area : 389m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



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.

