

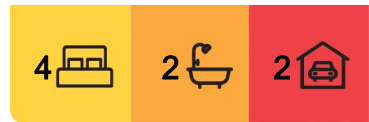
Upper Mount Gravatt, 7/20 Calonne Street

SOLD BY KOS COMINO & ERFAN BABAIE

This giant 4 bed townhouse is a remarkable find for owner-occupier or investor buyers seeking maximum profits and minimal effort, renovated throughout and benefiting from the super-low body corporate.

For a growing family, it is also located within the very sought-after Wishart Primary catchment and Macgregor State High School catchment and is just a stroll from buses, parks, and Westfield Garden City. With four bedrooms, a spacious patio and terrace out back, a carport, driveway, and single garage, it's got all the coveted qualities you'd struggle to find in similar townhouses in the 4122.

Nestled away in a quiet complex, this ideally north-facing home offers phenomenal proximity to everything Upper Mt Gravatt has to offer. Its central location is handy for all commutes while still offering that privacy some hold dear. Combine these factors with gorgeous parklands just a stroll away and all your boutique shopping, fine dining, and



For Sale
Please Call

View
ljhooker.com.au/B2X5F4R

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entertainment needs within minutes of your door this is one property that will not last long.

- 500m to bus stop
- 1km to Wishart Nature Reserve
- 1.1km to Westfield Garden City
- 1.2km to St Bernard's Catholic School
- 1.2km to Wishart State School
- 1.3km to Clairvaux MacKillop College
- 1.6km to Macgregor State High

The contemporary frontage is host to trendy gardens and lawns, a single driveway and garage, as well as a separate open carport off to the side so you have space for up to three personal vehicles. A sleek brick and timber-clad facade reveals a spacious, open-plan interior with a combined lounge and dining area featuring easy-care tiles and split-system air conditioning. Great for entertaining or family unwinding, it envelopes around the stylish, central kitchen complete with stone benchtops, gas stovetop and dishwasher for swift catering and clean up.

Surprisingly, this not only flows out to a lengthy covered patio, but also a sprawling open-air terrace down the side that's nicely secluded in the low maintenance courtyard surrounded by towering trees, retaining wall, and soaring fencing. This alfresco space has the potential to become a truly magical, private retreat for residents and guests to take advantage of, whether that's for weekend barbecues, evening drinks, winter fires or family gatherings.

Upstairs there are large, carpeted bedrooms that offer families ample room to grow and flourish, all the bedrooms boasting air conditioners, ceiling fans, built in robes and access to the immaculate shared bathroom with shower-over-bath and separate water closet. However, the master suite also has exclusive use of a trendy ensuite with large shower and a walk-in wardrobe fit for royalty.

An incredible find, this property also features the following:

- Security screens
- Garden Shed
- NBN
- Council rates \$440 per quarter
- Weekly rent \$780 per week

Don't delay - contact Kos Comino today.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B2X5F4R
Property Type	Townhouse
Land Area	139 m2
Including	Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Secure Parking Fully Fenced

Kosma Comino 0438 365 222

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

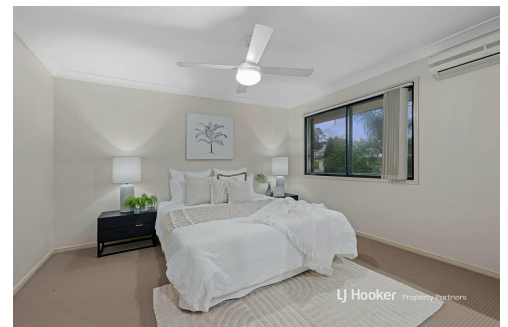
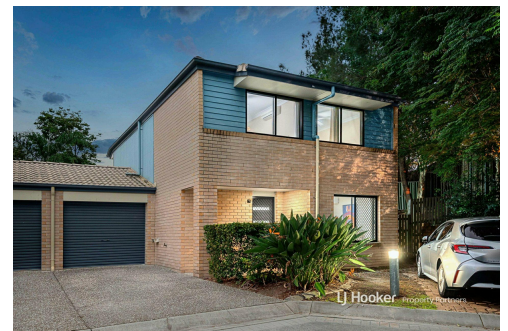
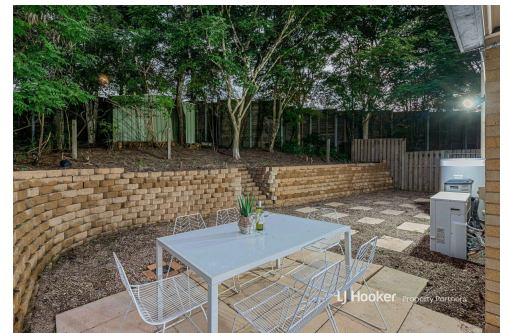
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