

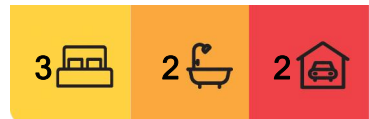


Boundary markings are approximate



Upper Mount Gravatt, 2/44 Kelburn Street

MODERN GROUND FLOOR UNIT



This is a rare find, having a modern ground floor 3 bedroom, 2 bathroom unit with double remote garage, this close to everything.

For Sale
UNDER CONTRACT

View
ljhooker.com.au/BRHVF2S

Located in Quiet Street, walking distance to Westfield Mt Gravatt! Imagine relaxing with a coffee and a paper on your private north-facing breezy balcony. Featuring plenty of storage in this spacious unit with a front terrace and rear patio & double remote garage with additional storage.

Contact
Craig Barnes
0424 033 220
cbarnes@ljhpropertycentre.com.au

A well designed floor plan includes multiple relaxing and entertaining areas, three large bedrooms, ensuite, large main bathroom with internal laundry and spacious open-plan lounge and dining area.

Also features a gourmet kitchen with dishwasher, generous bench space and all the storage you have always dreamed of.



LJ Hooker Property Centre
(07) 3286 2500

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.

The Royal Garden City Apartments complex boasts a low body corporate rate and is positioned within a highly-sought after location, in the heart of convenience.

The features of your new home include

- * Ground floor unit
- * Three large bedrooms with built-ins
- * Main bedroom with ensuite
- * New Carpets in all bedrooms
- * Recently painted throughout
- * Spacious and airy open plan living/dining
- * Large Gourmet kitchen, Island Bench & 1 year old Dishwasher
- * Living area flows seamlessly to spacious undercover terrace on the front and patio on the back
- * Security Screens
- * Elevated to capture breezes
- * Secure Complex with intercom access
- * Double Remote Garage with storage, within a secure carpark
- * Quiet street
- * 200m to Westfield Mt Gravatt
- * Stroll to Logan Road Shops & Restaurants
- * Body Corp approx \$830/qu
- * Rates approx \$400/qu

Easy access to public transport, cafes, restaurants and Westfield Mt Gravatt Shopping Centre a short stroll away.

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. Interested parties must solely rely on their own enquiries.

More About this Property

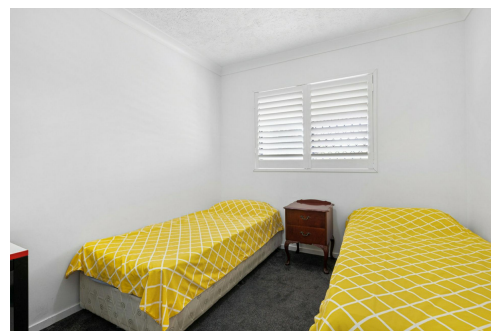
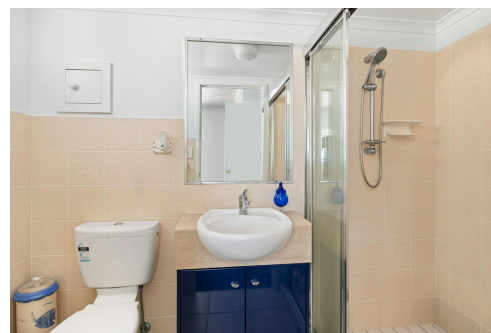
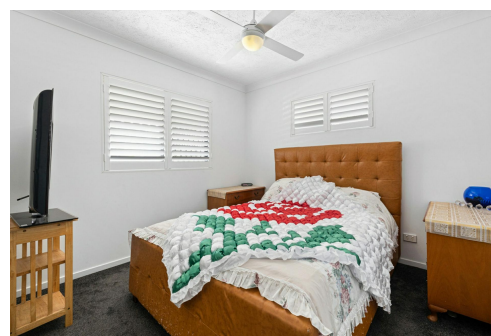
Property ID	BRHVF2S
Property Type	Unit
Land Area	143 m ²
Including	Outdoor Entertaining

Craig Barnes 0424 033 220

Independent Contractor - Craig Barnes Properties Pty Ltd |
cbarnes@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500

152-164 Shore Street West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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.

**LJ Hooker Property Centre
(07) 3286 2500**



2/44 Kelburn Street, Upper Mount Gravatt

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.