

254 Mount Gravatt Capalaba Road, Wishart

SOLD BY KOS COMINO & ERFAN BABAIE

Masterfully engineered to optimise the gently sloping block, its street-level top floor dedicated to luxuriant living/dining and peaceful sleeping quarters nestled below, this bespoke family home is as wondrous as it is welcoming - plus it's in the Mansfield State High catchment area!

Highlights:

- Solid timber boards upstairs, hybrid timber below, fancy full-height tiles in the bathrooms
- Raked ceiling over the lounge + sliders onto a timber-decked balcony with district views
- Gourmet kitchen: stone benches, stainless mod cons, huge Butler's Pantry with second sink
- 2 bathrooms downstairs (master ensuite has twin vanity & shower) + a powder room above
- Ducted reverse-cycle AC throughout, fans in all beds & living + a hefty 13.2kW solar system

Securely positioned behind rendered fencing, an electric slider over the double driveway shared with the neighbours, this home's architectural angled roofline sets expectations high from the start - but the sumptuously appointed interior will surpass your every hope and

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FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

dream!

Other than the entry foyer and a powder room next to the laundry - all of which are tiled, the top-level sports richly-toned, solid timber underfoot. Where they shine best is in the enormous open-plan living/dining/kitchen hub, where natural light filters in through clerestory windows in the soaring raked ceilings and stacker sliders that extend this social zone onto a timber-decked balcony.

High-end all the way, the kitchen is simply spectacular. Illuminated by pendant lights, the stone-topped dining bar houses a dishwasher and sink with chic tapware, while the main culinary station has an oversize gas burner and under bench oven. Behind all this is a super-sized Butler's Pantry with a valuable second sink, storage and open shelving.

Downstairs, hybrid flooring spans an open study area and 4 beds - 3 with BIRs, the master equipped with a WIR and a divine ensuite with floor-to-ceiling tiles, a twin vanity, and craftily concealed shower and toilet. The second bathroom down here is equally elegant, adding a tub to the mix.

The 2 back beds, one being the master, have sliders onto a terrace that spills onto a low-upkeep grassy backyard with a multi-purpose shed/studio, complete with its own covered deck area! The glass balustrade on the balcony above makes that outdoor space feel even bigger, and the views across Brisbane's southside are brilliant!

From this magnificently modern abode, it's a sub-5 drive from the double garage to Westfield Mt Gravatt or onto the Gateway Motorway, and a breezy 300m walk to Newnham Road to catch a bus into town (via the Garden City Interchange). Best of all, this address secures you zoning for Mansfield State High and nearby Wishart State School!

For elevated family living with minimal yard maintenance, this superb residence won't be beaten.

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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

MORE DETAILS

Property ID B407F4R
Property Type House
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Balcony
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Remote Garage
Solar Panels

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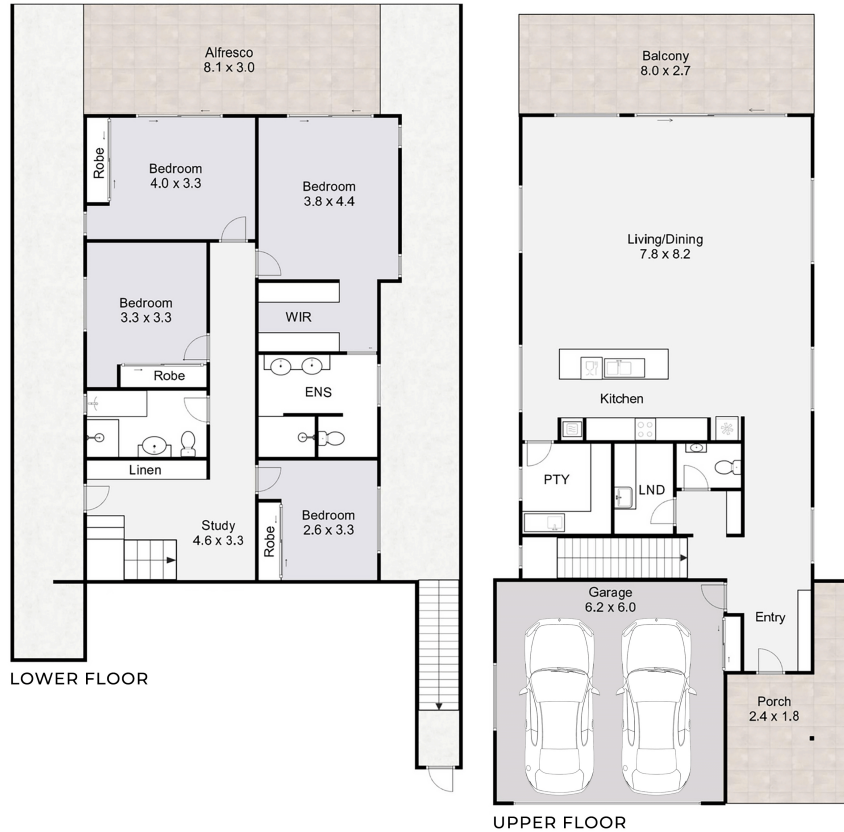
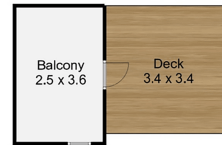


254 Mount Gravatt
Capalaba Road
WISHART

-  4 Bed
-  2 Bath
-  2 Car

Internal : 247m²
External : 117m²
Total Area : 364m²

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



LOWER FLOOR

UPPER FLOOR