

**110 Hertford Street, Upper Mount Gravatt, QLD,  
4122**



**House For Sale**

Tuesday, 19 November 2024

110 Hertford Street, Upper Mount Gravatt, QLD, 4122

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



James Austin  
0733493370

## Exclusive Residence | Dual Living Option

On the market for sale, this immaculate family home is the one you have been waiting for. Positioned in an enviable spot with a renovation that must be seen to be believed, this will not last. With clear instructions from the owner, this incredible home will be sold on or before Auction, the 7th of December!\*

Auction via In-Room and Online - 07/12/2024 @ 10:30am, if not sold prior

Auction Location - Ray White Mount Gravatt | 1450 Logan Road, Mount Gravatt

Registrations start from 10:00am

(Phone & Online Registrations must be complete by 5:00pm the day before the Auction)

Impeccably presented without a blemish in sight, this impressive large-scale family property is one of the finest examples of traditional characteristics integrating with modern design. Maintaining the magical essence of its original design, this newly updated home pays homage to all the classic features and has been beautifully enhanced with contemporary elements throughout.

The home has everything you can imagine for an idyllic family lifestyle. From lush landscaping, multiple living areas, numerous outdoor entertainment spaces, a hotel-style pool with adjoining arbor, large garage capacity, intelligent storage and the option to utilise a stylish downstairs space for dual living or teenage retreat.

Occupying a large 607sqm with wide frontage and pristine white picket fence delineating the front garden, the gardens are magnificent. The wide driveway leads to the independent dual workshed / garage at the rear of the property. A third single garage is located at the home.

Downstairs has been meticulously planned and presents multiple options. Utilise as you wish to suit your own needs and includes electronic keypad locks. The space includes a comfortable living area with private entrance via French doors that overlooks the back gardens. This lovely room includes split system air conditioning, fan, downlights and a trendy fitted kitchen making it truly self-contained. It boasts two large bedrooms with French doors, built-in robes, polished timber floors and quality window coverings. There is a full-size bathroom plus cupboards for cleaning / linen storage. A hallway leads to a private covered patio area with steps to the garden and indulgent pool with waterfall.

Upstairs has 2.7m ceilings throughout and includes a three-bedroom configuration with a clever design providing a spacious master with walk-through robe and luxury ensuite with black & white decor. The other two bedrooms share use of a separate powder room and a chic bathroom with European tapware, rainfall shower, separate bath and dual vanity. The generous layout includes:

Stunning front balcony overlooking street scape is a heavenly retreat where you can relax and take in the peaceful location.

Massive open-plan lounge and dining room with high-gloss polished timber floorboards, air-conditioning and ornate light above the table setting creating an elegant vibe. Overhead built-in speakers complete the atmosphere!

Ultra-contemporary kitchen with 40mm stone benches with waterfall edging, soft-touch cabinetry and integrated Miele appliances including induction cooktop, self-cleaning oven, coffee machine, microwave and dishwarmer, plus oven and dishwasher. Plenty of storage and a wine fridge too!

Bi-fold doors connect inside with the outdoor main entertainment deck. Another stunning area to set up for easy entertaining with friends.

Features:

- Built in speakers to dining and veranda
- Retractable fly screens up stairs
- Security cameras & screens

- Solid timber internal and external doors
- Ceilings are 2.7m high with ornate cornices
- Side access to double garage
- Attic storage
- Electric keypad locks
- Pool equipment
- Internal laundry room
- 3 car lock up accomodation/side access both sides

This exceptional home is part of a leafy residential neighbourhood, with local shops walking distance for morning coffee or gym workout, there's much to enjoy in the immediate vicinity. Nearby are city-bound bus stops, main roads and motorway entry points. Numerous schools, parks and major shopping centres are all within easy distance.

A highly anticipated auction, we urge buyers to come inspect at the earliest opportunity and register your interest for this exciting auction day. All enquiries welcome.

- 2.7m high ceilings with ornate cornices
- Level 607m2 block, north at the rear
- Rare dual living opportunity
- Modern kitchen with 40mm stone benches with waterfall edging, soft-touch cabinetry and Miele appliances
- Rear north facing deck overlooking sparkling pool
- Multiple living areas

#### PARKING FOR OUR IN-ROOM AUCTIONS:

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

For all your home loan needs please get in touch with Christine at Loan Market!

p: 0401 175 490

e: [christine.junidar@loanmarket.com.au](mailto:christine.junidar@loanmarket.com.au)

w: <http://www.loanmarket.com.au/christine-junidar>

This property is being sold by auction or without a price and therefore a price guide cannot be provided. This website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.