

**18/10 Kaija Street, Mount Gravatt East, QLD, 4122**



## **Townhouse For Sale**

Wednesday, 8 January 2025

18/10 Kaija Street, Mount Gravatt East, QLD, 4122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Andrew Boman

0733493370

## SUDDEN CHANGE IN CIRCUMSTANCE - MUST BE SOLD!

ACT FAST AS THIS WELL-MAINTAINED TOWNHOUSE IN THE MANSFIELD STATE HIGH CATCHMENT WILL NOT LAST LONG. INSTRUCTIONS ARE CLEAR! WE WILL BE SELLING ON 29/01/2025 IF NOT SOLD PRIOR.

Auction via In-Room and Online: 29/01/2025 from 6:00pm

Auction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount Gravatt

Registrations start from 5:30pm

(Phone & Online Registrations must be completed by 3:00pm on Auction Day)

Entering the home you are greeted by the large open-plan living and dining area featuring high ceilings and exceptional flow through to your spacious private courtyard. The large kitchen is perfect for the home cook and with the room serviced by air conditioning, perfect to enjoy all year round. The lower level is completed with a spacious internal laundry and a separate toilet that services the level.

Upstairs, this townhouse features three generously sized bedrooms, all with built-in wardrobes and ceiling fans. The spacious master bedroom features air-conditioning designed for ultimate comfort in the Queensland heat. The room features a large walk-in robe offering generous storage and organization.

What truly sets this master suite apart is the exclusive balcony, perfect for enjoying a quiet morning coffee or unwinding in the evening. A second large bathroom services the upper level, ensuring all family and guests are well taken care of.

Situated within the highly sought-after Mansfield State High School catchment. With easy access to city-bound busways and nearby schools, this property perfectly balances tranquility and accessibility. If you're searching for a charming and comfortable townhouse in a prime location, don't miss the opportunity to view this property.

- Three generously sized bedrooms
- Built-in wardrobes
- Ceiling fans
- Master bedroom with walk-in wardrobe and ensuite
- Air conditioning
- Large main bathroom
- Open-plan living and dining
- Single remote lock-up garage
- Spacious private courtyard
- Mansfield State High School Catchment
- Mount Gravatt East State School Catchment
- 2.2 km<sup>^</sup> to Mount Gravatt Plaza
- 2.9km<sup>^</sup> to Westfield Carindale
- 4.7km<sup>^</sup> to Westfield Mt Gravatt
- 13.7 km<sup>^</sup> to the CBD

\* subject to reserve price

<sup>^</sup> approximate

### 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.