

76 Amega St, Mount Gravatt East, QLD 4122

Sold - 16/02/2021

House 4 2



## SOLD BY KOS COMINO & SHIRLEY CHOW

This exquisitely renovated, Colonial-style home sits on a sprawling 736sqm block in the highly coveted Mansfield High catchment! Beautifully presented and including multiple living areas plus five large bedrooms, this contemporary charmer is ideal for comfortable family living.

**Open for Inspection**

By Appointment.

A stroll away from shops, cafes, buses, childcare and the local primary school, it's positioned in the bustling Mount Gravatt East suburb where idyllic family living and carefree convenience seamlessly combine. Moments from Griffith Uni and the local TAFE, it's also close to Westfield Garden City and major arterial roads making it perfectly suited to the entire family's idea of a dream lifestyle.

The alluring frontage is framed by trendy shrubs and bushes and complemented by a black and white timber facade with Colorbond roof, which is all completed by a long driveway ending in a double carport.

Refurbished from top to bottom, the interior is ultra-stylish. Through the tiled foyer with modern timber staircase, you'll find a spacious open-plan utility area downstairs. Air conditioned and fully lit by sparkling downlights, it includes sleek grey tiling throughout and leads out onto the chic rear, open-air patio with stunning decking and timber privacy screening.

This connects onto a separate alfresco area with pergola which overlooks the low maintenance, fully fenced and pristinely landscaped backyard. A wonderful entertainment zone, the lounge could be turned into a media room or games room and allows for effortless hosting of parties or family gatherings where the kids can play inside or out while the parents relax with a drink under the pergola.

Upstairs boasts elegant timber floors throughout and features yet another open-plan lounge and dining area with split system air conditioning and downlights. Bright and airy, this space is the ideal location for the family to enjoy some quality time together or partake in a meal.

It overlooks the rustic timber kitchen with tile flooring, which offers plenty of storage and a handy breakfast bar, along with a dishwasher and stovetop. Adjacent you'll find a tiled casual meals area which leads out to the pergola for a free flow of movement from the kitchen when catering to guests.

On this upper level you'll also find four timber-floored bedrooms, three of which featuring air conditioning units for cooler slumbers. The master also has access to a spectacular ensuite with floor-to-ceiling tiles and a large shower, all in a neutral colour scheme that's been carefully considered for a trendy yet timeless aesthetic. Amazingly there is another bathroom with shower that is a similar style, allowing endless access to amenities for the remaining residents and guests, plus

### Listed By

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Floorplan



76 Amega Street MOUNT GRAVATT EAST

LJ Hooker

Sunnybank Hills

738m<sup>2</sup>

4 Bed

2 Bath

2 Car

Extrenal Areas 89m<sup>2</sup> | Total 353m<sup>2</sup> or 38 Squares  
Open-Air Patio 48m<sup>2</sup>

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