

6/20 Hertford St, Upper Mount Gravatt, QLD 4122

Sold - 5/07/2023

Apartment 2  2 



## SOLD BY ROB SENIC & KOS COMINO

How gorgeous is this place - an ultra-modern, open-plan apartment wrapped around a huge, covered balcony of almost 21 sqm, and all just a leisurely 15-minute stroll to Westfield Mt Gravatt and even less to city-bound buses.

**Open for Inspection**

By Appointment.

Highlights:

- A generous 70 sqm of stylish internal living space plus the alfresco balcony
- Single car bay under the building
- Low Body Corporate
- Walk to Dittmer Park sporting field, Logan Rd buses/specialty stores, Westfield Mt Gravatt
- Easy drive onto either the Pacific or Gateway Motorways for city, airport or coastal trips

One of just 16 apartments in a contemporary complex with timber accents warming an otherwise white-rendered exterior, this is an apartment that brings the goods!

First off - we love the layout. The focal point is the gorgeous, tiled balcony that can easily accommodate an outdoor dining suite for up to six plus some lounge seating at the side. Offering a leafy outlook and fitted with lighting and a ceiling fan, this is just the perfect spot to relax or entertain day or night.

A lengthy bank of glass sliders extends the combined lounge and dining room directly onto the balcony - virtually doubling the living area when fully open and bathing the apartment in natural light. Similarly, both bedrooms look onto the balcony - with the larger master enjoying its own direct access through another slider.

Crisp white cabinetry abounds in the well-appointed kitchen adjacent to the tiled lounge/dining area. Here, all the mod cons are in place: dishwasher, electric stove/oven, rangehood and a handy double sink.

On the accommodation side, both bedrooms are air-conditioned for all-season comfort and sumptuously carpeted. One has a built-in-robe while the larger master has a spacious walk-in closet flowing through to a chic ensuite.

The second bathroom is equally lush as the ensuite, with a space-saving shower/bath combo.

### Listed By

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## Floorplan

### POINTS OF INTEREST

1. 6/20 HERTFORD STREET
2. Westfield Garden City
3. Rochedale Shopping Village
4. Market Square
5. Sunnybank Plaza | 6. QEII Jubilee Hospital
7. Griffith University Nathan Campus
8. Nissan Arena
9. Pacific Motorway



:: LOCATION MAP



:: FLOOR PLAN  
Ground Floor

:: FLOOR PLAN  
Level 1 - 2.6m Ceiling

6/20 Hertford Street UPPER MOUNT GRAVATT

2 Bed 2 Bath 1 Car

Total 98m<sup>2</sup>

**LJ Hooker**  
Property Partners

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