

Sold



111 Dawson Rd, Upper Mount Gravatt



## Spacious Family Home in Convenient Location

This residence boasts compact curb appeal with an unexpectedly expansive layout inside. Step into an elegant and light-filled formal lounge that invites relaxation and entertainment, setting a welcoming tone for the entire home. The well-appointed kitchen features stainless steel appliances, perfect for culinary enthusiasts who enjoy both cooking and hosting. The generous dining room flows seamlessly into a separate large family room, creating an ideal space for gatherings and everyday living. This area adjoins a rear deck, offering a delightful outdoor extension for alfresco dining or enjoying the serene surroundings.

The home offers three spacious bedrooms, each equipped with built-in wardrobes to maximize storage and ensure a clutter-free environment. Two of these bedrooms are enhanced with air conditioning, providing year-round comfort. The master bedroom is complemented by an ensuite, delivering privacy and convenience. Heritage design elements are evident throughout the property, with 9-foot ceilings, dado rails in the lounge and hallway, breezeways, French doors in the lounge and master bedroom, balustrade feature panels, a charming picket fence, and stunning hardwood floors adding character and charm to this beautiful home.

Practicality meets convenience with a garage that includes under-house storage, ensuring ample space for all your needs. The property's location is exceptional, being close to public transport links, shopping centres, and quality educational institutions such as Upper Mount Gravatt State School and Macgregor State High School. Just 100 meters from a bus service and in

3 2 2 486 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1212
<b>Land Area</b>	486 m2

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REAL ESTATE

proximity to major shopping hubs like Westfield Mount Gravatt and local shops on Lumley Street, this home offers unparalleled accessibility. Don't miss your chance to own this exceptional property in a sought-after area—act now before it's gone!

#### Features

- Three bedrooms, all including built-in wardrobe and two with air-conditioners
- Light-filled ensuite with large shower
- Generous main bathroom including separate bath and toilet
- Elegant and light-filled formal lounge
- Well-appointed kitchen with stainless steel appliances
- Generous dining room and separate large family room that adjoins the rear deck
- Heritage design elements include 9-foot ceilings, dado rail in lounge and hallway, breezeway, French doors in lounge and master bedroom, balustrade feature panels, picket fence, and hardwood floors.
- Garage with under house storage

#### Location

- Close to public transport, shopping centres and quality schools
- Upper Mount Gravatt State School (1.9km) and Macgregor State High School (2.1km) catchment
- Close proximity to independent schools and tertiary education - Saint Bernards Catholic School (700m), Clairvaux MacKillop College (700m), Saint Catherine Catholic Primary School (850m), and Brisbane Adventist College (3 km), Griffith University Nathan Campus (3km), and Mount Gravatt Tafe Campus (3.6km)
- Bus service (100m)
- Local and major shopping centres – CBD (12.5km), Westfield Mount Gravatt (1.6km), and Lumley Street shops (200m)– a hub of local shops including hospitality, allied health, beauty and other services

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