



**101 Dawson Rd, Upper Mount Gravatt**



## Spacious Two-Storey Home with Lifestyle & Investment Appeal

Positioned in Upper Mount Gravatt, this expansive residence is ideal for growing families or savvy investors. With a versatile layout, and a focus on comfort and functionality, it delivers both an exceptional lifestyle and strong investment appeal.

Behind its facade lies a generous four-bedroom layout– perfect for growing families. The kitchens, living, dining and multipurpose areas are open, welcoming, and filled with natural light. Upstairs, a breezy balcony invites morning coffees, while downstairs, a covered patio flows into a low-maintenance backyard with an outdoor shed for extra storage.

Featuring bathrooms on both levels plus an extra toilet in the laundry, this home offers convenience for busy households. Ample parking is available with a tandem driveway, perfect for multiple vehicles.

### Features:

- Four Bedrooms – Two with built-in robes
- Two Bathrooms - Main bathroom and separate toilet on upper level; dual access bathroom on lower level; additional toilet in laundry
- Two Kitchens – One on each level
- Large Living Area – Potential for upper level 4th bedroom to be used

4 2 486 m2

<b>Price</b>	For Sale
<b>Property Type</b>	Residential
<b>Property ID</b>	1235
<b>Land Area</b>	486 m2

### Agent Details

Louise Sanderson - 0499 088 515

### Office Details

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as additional living area

- Ducted air-conditioning on upper level, split system units on lower level
- Solar panels

**Location:**

- Close to public transport, shopping centres and quality schools
- Upper Mount Gravatt State School (850m) and Macgregor State High School (1.9km) catchment
- Close proximity to independent schools and tertiary education
- Bus service (160m)
- Local and major shopping centres – CBD (12.5km), Westfield Mount Gravatt (1.5km), and Lumley Street shops (300m)– a hub of local shops including hospitality, allied health, beauty and other services

Don't miss your chance to secure this inviting family home in a prime location —contact us today to arrange your viewing. **For further information, contact Louise Sanderson on 0499 088 515.**

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