

1/18 Rise St, Mount Gravatt East, Qld 4122

Townhouse For Sale

Saturday, 4 May 2024

PROPERTY

1/18 Rise St, Mount Gravatt East, Qld 4122

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 131 m2

Type: Townhouse



Phil McGrath

Awaiting Price Guide

Situated in the highly sought after pocket of Mount-Gravatt east, this spacious two-bedroom townhouse offers an active and social lifestyle for first home buyers, investors, renovators and downsizers alike. Step into a charming open planned living area boasting high, raked ceilings and timber floors that seamlessly flows into the dining area and private alfresco. The fully renovated, generously sized kitchen offers ample storage and bench space with a brand new 900mm wide 7-burner gas stove and electric oven. Capturing natural light, the kitchen boasts potential to transform its 2 large windows into a servery counter to take full advantage of the outdoor entertaining and dining area. Featuring a hard timber deck, raised built-in bench seats with storage, and garden beds, the courtyard offers a haven for relaxing or entertaining as well as side-gate access for maintenance. Upstairs, is a sun-filled office nook, bathroom complete with separate shower and bath, toilet room, and bedrooms which are equipped with split-system air conditioners and built-in wardrobes. Attached to the master bedroom is a quaint veranda and large walk-in robe. Downstairs is a separate laundry and single car garage that has been built-in to provide an additional bedroom, home office or gym. This rare gem has solid, double brick walls which insulates the space for quiet, private and low maintenance living. It is 1 of only 5 pet-friendly homes in the complex, situated in a prime location close to: • Dog walks at Glynderman Park; • Walking distance to Bunnings, JB Hi-Fi, Spotlight, and numerous shops, pharmacies and food stores on Logan Road; • Short distance to mountain walking tracks at Mount Gravatt Lookout, Toohey Forest, and Whites Hill Reserve; • Westfield Carindale and Garden City Shopping Centres, Mount Gravatt Plaza and Woolworths/Coles Mountain View Shopping Centre; • Close to many local cafes/ restaurants, gyms and retail shops; • Is within close proximity to Bus Stops on Logan Road, and minutes to the Holland Park West Busway; • Just minutes' drive to the freeway, providing you quick access to the CBD, Sunshine Coast or Gold Coast. With a current tenancy in place ending June 19, the property offers a fantastic opportunity for investors as well as owner-occupiers. Just give the tenants at least 2 months' notice if you wish to move in. Body corp fees: \$1600 p/a Rental appraisal (market rent): \$620 p/w Rates quarterly: [\$480 investor] [\$350 owner occupied] Disclaimer: Whilst every care has been taken in producing the above information, no warranty is given to its accuracy. Prospective buyers should take such action as necessary to satisfy themselves in this respect.