

**20/38 Baronsfield Street East, Graceville, Qld 4075**

Place. **P**

## **Unit For Sale**

Thursday, 28 March 2024

20/38 Baronsfield Street East, Graceville, Qld 4075

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Unit**



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## For Sale

OPEN HOMES COMMENCE SATURDAY 6TH APRIL Boasting an elevated, tranquil position within the coveted suburb of Graceville, this dual-level townhome is ideal for those seeking low-maintenance living in a peaceful, friendly gated community. Overlooking the complex's internal greenspace, this perfectly maintained residence features comfortable interiors and low-maintenance exteriors. Power bills will be a thing of the past here, as solar powered operation ensures cost effective living. Built in 1999 and freshly painted, this townhome benefits from a prime north-south aspect that captures an abundance of natural light and refreshing breezes. Showcasing attractive timber-look floors in the living areas and new carpets in the bedrooms, the property presents with a calming neutral colour palette. Perfectly maintained to a high standard, buyers will appreciate the ability to just move in and enjoy! On the residence's upper level, a spacious open-plan living and dining area forms the heart of the home. Large glass sliding doors seamlessly connect this welcoming central space to a covered balcony with a delightful outlook. Complemented by a galley-style kitchen displaying a tiled splashback and ample cupboard storage, this central living area is the hub of the home. A suite of quality appliances includes an electric cooktop, a dishwasher and a 600-millimetre oven. The home offers the added comfort of reverse cycle air-conditioning and ceilings fans. Also on this level is an air-conditioned master bedroom with ensuite, plus a well-appointed main bathroom and a sizeable second bedroom. Both bedrooms offer large built-in robes and ceilings fans. Downstairs, a versatile living area can potentially double as a third bedroom, second living space or home office. Adjacent to this room is a full bathroom with a separate shower and toilet, as well as laundry facility. A fully-fenced private courtyard boasts established gardens and undercover patio – this is the perfect spot to relax or entertain. Complete with a secure single garage and spacious under-stair storage, the townhome also includes solar power, a gas hot water system and is fully security screened. Additionally, the pet-friendly complex offers the use of its sensational resort-style swimming pool and barbecue facilities. Close to the popular Simpsons Playground Reserve and Graceville Riverside Parklands' scenic walking tracks, this outstanding property is near a slew of retail and dining options. The Graceville train station and numerous city-bound bus stops are a stone's throw away. Residents will also appreciate the townhome's proximity to Indooroopilly Shopping Centre and UQ's Saint Lucia campus. Do not delay – call to arrange an inspection today. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.