

206 Long Street East, Graceville, Qld 4075



Sold House

Thursday, 16 November 2023

206 Long Street East, Graceville, Qld 4075

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 589 m2

Type: House



Peter Anderson
0732036001

Contact agent

Here's your opportunity to secure a position in the highly sought-after Graceville area. This property is all about the location. High and dry, the home has never flooded and enjoys excellent proximity to Brisbane CBD, just 10km away. The long-held property is ideal for those looking for a knock-down rebuild site (STCA) or renovation project. In this very popular inner-city location, you cannot overcapitalise. The existing 1970s home is not without character, with timber floors, full-length picture windows, and lots of natural light, but it does need a major renovation to return it to its former glory. It comprises of three bedrooms with built-ins, a combined kitchen and living area, separate formal lounge, and dining room. The ground floor has a double garage, laundry facilities, and lots of under-house storage space. Sitting on a 589m² block with rare 30-metre frontage, it's not every day you'll find an allotment this size so close to the CBD. There's plenty of space to build your dream home with room for a pool or to create a fabulous alfresco entertaining area or deck to maximise the river breezes and relaxed lifestyle this suburb is renowned for. Enjoying an elevated position in a leafy street with a gorgeous flame tree at the front, this home is a short walk to buses and Graceville train station for hassle-free commuting. Walking distance to quality primary and high schools, parks, and sports fields and proximity to a selection of well-regarded private schools make this a popular location for families. For your everyday convenience, Graceville Riverside Village, Honour Avenue shops, cafes, and restaurants are close at hand, with Indooroopilly Shopping Centre just 10 minutes away. If you have the vision, we have the location! Unlock the potential of this prime inner-city gem—ideal for your dream home close to the CBD and minutes from transport and top-rated schools.

Our Favourite Features:

- Long-held family home in highly sought-after Graceville area
- Knock-down rebuild or major home renovation project
- Generous 589m² block with rare 30-metre (approx.) entrance
- Highset home with front verandah overlooking a Flame tree
- 3 beds with BIR + 1 bath + WC + lounge + living + kitchen & dining
- Downstairs double garage + laundry + under-house storage
- Broadband connection, gas cooktop, electric oven & hot water
- Established trees, private rear yard + side access + garden shed
- Room to extend, add a pool or alfresco entertaining space
- Walk to schools, transport, cafes, restaurants, parks, shops
- Minutes to private schools, Indooroopilly, approx. 20 mins to CBD
- Tightly-held & undercapitalised in a highly sought-after location

Disclaimer: We make no warranty or representation as to the accuracy, reliability, suitability of the information we provide and disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by you through placing reliance on anything contained in or omitted from the information we provide. A display of advertising does not imply an endorsement or recommendation by us and you acknowledge that you must make your own enquiries to determine this validity and appropriateness of the information we provide.