

46/316 Long Street East, Graceville, Qld 4075

Samantha Briody's
SMARTPROPERTY

Sold Townhouse

Saturday, 12 August 2023

46/316 Long Street East, Graceville, Qld 4075

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Samantha Briody

\$630,000

Located in one of Graceville's most sought-after streets you will find this surprisingly spacious, single story townhouse. Driving into this quiet and respected gated community, it will be hard not to fall instantly in love with this immaculately maintained complex. Cleverly designed and freshly painted throughout, you are greeted with a formal entry that leads to a very inviting and comfortable layout all complimented by an abundance of natural light throughout. The sizable Kitchen is complete with ample bench space, quality appliances and a breakfast bar that flows through to the open-plan lounge and dining area making this a sure winner for the whole family. A spacious and private alfresco area off the dining and lounge area adds to the value of this home where it would be all too easy to relax and enjoy the afternoon after a hard day's work. Three well-presented and light-filled bedrooms with inbuilt wardrobes & ceiling fans. Master with ensuite. Second main bathroom includes bathtub, perfect for the family. Plus a 6.6KW Solar system! Further entertaining will come easy with the use of the sparkling in-ground swimming pool and BBQ area. Lifestyle benefits abound with the community hubs of Graceville, Sherwood, Indooroopilly, and Corinda. An abundance of restaurants, cafes, retail outlets, medical facilities and shopping centres including Graceville Riverside Village, IGA, Miette's Bakery, Goodlife Health Club, and only just over 1Km from Graceville train station and a few minutes' walk to the closest bus stop. This one must be viewed to be fully appreciated. Don't wait! Book an inspection today!*** Pet-friendly complex and please note this property did not flood in February 2022, Strata fees are \$1476.81 per quarter and rental appraisal of a base price of \$650 per week***