

**184 Long Street East, Graceville, QLD, 4075**



**House For Sale**

Saturday, 24 August 2024

184 Long Street East, Graceville, QLD, 4075

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Exceptional 5-Bedroom House in Graceville with Custom Features and Convenient Location!

Discover the perfect blend of comfort, style, and functionality in this exceptional 5-bedroom, 2-bathroom house located in Graceville, just 10 kilometers from Brisbane CBD. Meticulously designed and built with attention to detail, this one-off custom home offers a range of personalized features, a desirable plot orientation, and a prime location. With its profuse sunlit deck and spacious bedrooms, this property provides ample living space for the whole family to enjoy.

- **Thoughtful Split Level Design:** The small dimensioned split level design not only enhances the aesthetic ambiance but also maximizes the efficient use of space.
- **Ample Natural Air Circulation:** Designed with your comfort in mind, this house features high walls measuring 2950mm downstairs and 2590mm upstairs. This unique architectural element promotes excellent air circulation throughout the home, reducing the need for excessive air conditioning usage and creating a refreshing and comfortable living environment.
- **Spacious Bedrooms:** Boasting four large-sized bedrooms, including a master bedroom with ensuite and walk-in robe, as well as a large common bathroom with a shower and bathtub, this home provides ample accommodation for a growing family.
- **Downstairs Bedroom/Study:** The ground floor features an additional bedroom, which can be alternatively used as a study. It is accompanied by a fully functional bathroom, making it ideal for accommodating guests or elderly family members.
- **Double Car Garage and Storage:** Enjoy the convenience of a secure double car lock-up garage with additional storage space for all your belongings.
- **Sunlit Deck and Alfresco:** Indulge in outdoor living with a large deck featuring top-end timber flooring, perfect for entertaining or relaxing. The deck seamlessly connects to the lounge through expansive stacker doors, creating a sense of openness and spaciousness.
- **Advanced Security and Entertainment Systems:** Benefit from centralized security, ample data points, FOXTEL provision, and a dedicated Hub box for telephone and music/video systems. All internal wiring is already in place, ensuring a future-proofed home.
- **Pool Integration:** The property is designed with provisions for a pool integrated into the backyard, including necessary structural elements and easy equipment access via the rear garage door.
- **Energy Efficiency:** Experience cost savings and sustainable living with an energy-efficient ceiling recessed top-end LED downlight system, smart design to reduce air conditioning usage, and a gas-powered hot water system.
- **Comfort and Ventilation:** Enjoy the comfort of high-performing metal blade ceiling fans in all rooms and common areas, including an outdoor weatherproof fan at the alfresco. The roof is fitted with two sturdy whirly birds to promote cool air circulation in the ceiling space.
- **Premium Inclusions:** Revel in the premium features of a central vacuum system by BEAM, solid Blackbutt polished timber flooring throughout, a modern gas-powered 900mm 5-burner freestanding BLANCO oven with matching canopy high-power chimney, a high-performance BLANCO dishwasher, and a well-appointed kitchen with ample storage and walk-in pantry.
- **Convenient Location:** Benefit from easy access to public transportation, with a bus route to the city and Indooroopilly located just a few tens of meters away. The railway station is also within a 10-minute walk or 800 meters. Additionally, you'll find shops, post offices, restaurants, medical centers, and parks in close proximity.
- **Highly Sought-After School Catchment Zone:** Located within the coveted catchment zone of Sherwood State School and Corinda State High School, this property offers excellent educational opportunities for your children.
- **Current Tenancy and Rental Income:** This property is currently tenanted until January 2024, with a weekly rental income of \$1040. The long-term tenancy provides stability and a consistent income stream for potential investors. With a reliable tenant already in place, this property offers an attractive investment opportunity.

For a private viewing or further inquiries, please contact Deboo Chatterjee at 0473 666 150 or email [deboo.chatterjee@raywhite.com](mailto:deboo.chatterjee@raywhite.com).

Don't miss this unique opportunity to own a custom-designed and custom-built home that offers personalized features, a

sought-after location, and a host of modern amenities. Arrange your private viewing today and take the first step toward making this exceptional property your dream home.