

# LOT #1 206 Long St E, Graceville, Qld 4075

adenbrookhomes

## House For Sale

Wednesday, 1 May 2024

LOT #1 206 Long St E, Graceville, Qld 4075

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 296 m2

Type: House



Tom Sorahan  
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**\$1,294,450**

\* Home is yet to be constructed \* Custom builder  
The Capestone home design is the perfect balance between entertaining and relaxation. The lower level offers multiple entertainment zones including an alfresco and indoor dining area and a separate media room. The upper level features the master retreat with ensuite and walk-in-robe creating a private sanctuary away from the main living area of the home. Also on the upper floor are the other bedrooms and children's retreat, ensuring there is room for the entire family.  
Adenbrook Homes Brisbane is a local owned franchise which is part of a national network of highly experienced industry professionals located throughout Australia. For more than 20 years Adenbrook has been delivering quality, award-winning homes to clients that choose to build with a big brand offering great value for money and security while also experiencing the superior customer service and customised support that only comes from working with a local builder. Ducted Air conditioning Westinghouse stainless steel dishwasher 1020mm entry door 2590mm ceiling height to lower level Cold water tap to fridge space Exposed aggregate driveway and path Externally ducted rangehood LED downlights Monier Atura Low-profile roof tiles Shower niche to ensuite & bathroom Soft-close drawers to kitchen, ensuite and bathrooms Tiling and carpet throughout Tiling and integral slab to alfresco  
\*Disclaimer Plans and designs depicted may change with facade selection. All drawings and photographs are for illustrative purposes only. This work is exclusively owned by AB Aust. IP Pty Ltd (ACN 163 575 077) and cannot be reproduced or copied wholly or in part, in any form without permission of AB Aust. IP Pty Ltd. Any prices in this document include GST, are subject to change without notice, relate only to the base house price and standard inclusions. Site costs will vary depending on site conditions, local Council requirements, estate guidelines and any other statutory requirements applicable. Adenbrook Homes does not have a hold on the block, this package is subject to land availability and you securing the land through the land agent directly. For more information, please speak to one of our friendly New Home Consultants.