

**21/56 Rise Street, Mount Gravatt East, Qld 4122**



**Townhouse For Sale**

Friday, 12 July 2024

21/56 Rise Street, Mount Gravatt East, Qld 4122

**Bedrooms: 2**

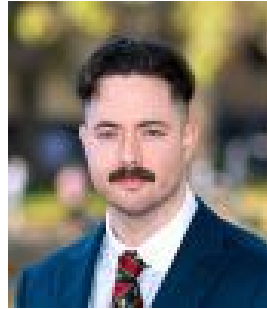
**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Piers Crawford  
0402909727



Benjamin Austin  
0456899552

## Offers Over \$649,000

Located within a private gated complex in the heart of Mount Gravatt East, this 2-storey townhome combines leafy outlooks and an abundance of natural light throughout. Offering both a secure investment opportunity and a comfortable living option. With a reliable tenant already in place, this property appeals to investors and home buyers alike. The entry level presents flexible living with separated lounge and dining areas and air-conditioning. The adjoining kitchen features ample storage and bench space, stainless steel appliances and a modern colour scheme. Step onto the private deck that seamlessly extends from the living area, with stairs leading down to the rear courtyard. Whether entertaining guests or unwinding alone, this space promises relaxation amidst captivating scenery. On the upper level, you'll find two spacious bedrooms, each with sliding doors that open out to the shared balcony, providing an ideal spot to soak up cool breezes and sunshine all year round. The master bedroom is complete with an ensuite and walk-through robe, while the main bathroom offers a shower over the bath and is accessible from both the hallway and the second bedroom.

**Property Features:**

- Private gated complex with pool, spa and BBQ facilities.
- Well-equipped kitchen with ample storage, and stainless steel appliances.
- Separate lounge and dining areas, complemented by air-conditioning.
- Multiple balconies providing cool breezes and leafy outlooks.
- Two generously sized bedrooms with direct bathroom access.
- Secure lock up garage.
- Affordable Body Corporate Fees.
- Current tenant in place, offering immediate rental return and investment security.
- Sizable dry storage area beneath the stairwell.
- Visitor parking available.

Perfectly positioned in a quiet street off Logan Road, this townhome boasts a central location offering easy access to cafes, shops, and restaurants. Nearby bus stops, local schools, and parks further enhance its convenience. With the CBD just a 20-minute drive away, this residence promises a blend of tranquillity and urban accessibility.