

**30/56 Rise Street, Mount Gravatt East, Qld 4122**



**Townhouse For Sale**

Monday, 8 July 2024

30/56 Rise Street, Mount Gravatt East, Qld 4122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 95 m2**

**Type: Townhouse**



Ryan Poh  
0435809181



Jason Huang  
0432652316

## Auction

Auction Location: In - room 1925 Logan Road Whether you're looking for a solid investment or a place to call your own, this immaculate three bedroom townhouse in a terrace-style hillside complex is the one you've been searching for. Situated within the well maintained manicured grounds of the "Rise Estates" community, you will be delighted by its family friendly atmosphere and peaceful surroundings. On the primary level, you will find a spacious open plan living and dining area, separate toilet and laundry room finished with modern tiling and thoughtfully placed windows throughout; allowing for an abundance of soft, natural light and refreshing breezes all year around. The practical and modern kitchen features an abundance of bench and storage space, quality appliances including a fully equipped electric cooktop. Retreating to the rear, you will be whisked off into your own private sanctuary – a private entertaining deck overlooking the manicured gardens for the whole family to enjoy. Ascending upstairs, you will find three large bedrooms; complete with mirrored built-in robes, quality carpetry and split system inverter air conditioning throughout. A separate parent's retreat, the master bedroom is well equipped with a luxurious bespoke ensuite whilst all other bedrooms are serviced by a centralized bathroom and separate toilet. Its stylish yet functional floor plan promises to cater to your every need whilst providing a sense of decadence you've been longing for. On the lower level, 30/56 Rise Street, Mount Gravatt East boasts a full sized entertainers undercover patio with BBQ area, a childrens playground, under-house storage space and a stepped vegetable garden with private courtyard for the whole family to enjoy. INVESTOR'S CORNER- Body Corporate Fees approx \$4,424 per annum (please contact agent)- Brisbane City Council Rates - approx \$362 per quarter (please contact agent)- Rental Estimate - approx \$700 per week- Built Year 2000 | Solar Electric System | Single Lock Up Garage | Triple Visitor Parking- Secure Gated Complex | In-ground Swimming Pool | BBQ Facilities Situated within minutes' drive of the coveted Westfield Garden City, Mt Gravatt Plaza, just 10mins to Westfield Carindal, the Gateway Motorway as well as an array of transportation facilities and local schools including Mount Gravatt State School and Mount Gravatt High School - 30/56 Rise Street, Mount Gravatt East presents an ideal first home or future investive within a highly sought-after locale. Close to numerous public transport options (route 170, 171, 173, 175, 113), including city-bound buses, it's also an attractive option for students and professionals, so you'll never be short of rental applications. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today. Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.