

41/316 Long Street East East, Graceville, QLD 4075

Sold - 10/12/2025

Townhouse 4 3 1



## Live-In or Rent-Out – Options Plus in a Great Location!

Situated in the peaceful, gated Graceville Park complex, this lovely two-storey townhouse offers resort-style amenities and park views in an ultra-quiet setting. Designed for easy, low-maintenance living, it's just a short stroll to parkland and the Brisbane River foreshore—this is superb buying just 10km from the Brisbane CBD.

**Open for Inspection**

By Appointment.

Contemporary styling and new interiors promise comfortable living without any work needed. The upper level is the main living level, with three bedrooms—all with built-in robes—a family bathroom with shower bath and an ensuite, and the crisp white open-plan living area, tiled for easy maintenance.

The kitchen is stylish and well-appointed with sleek stainless-steel splashback and stone benches, including a convenient breakfast bar. Fully equipped with electric cooking, dishwasher, and a full-length pantry, the kitchen combines style with functionality for easy everyday cooking.

A 4th bedroom or second living space on the lower level with its own private entrance and connected bathroom gives you flexible options to use as a rumpus room, home office, teenage retreat, or guest suite.

Completing the package is split system air conditioning in the living space and bedrooms, keeping you cool and comfortable, an internal laundry room, and a single remote lock-up garage with convenient internal access plus plenty of visitor parking.

Enjoy the best of Queensland living with multiple outdoor areas. Upstairs, a balcony extends the living space, letting in plenty of natural light and offering a tranquil spot to relax, drink in hand. Downstairs, the neatly paved and fenced courtyard provides entertaining options with the covered alfresco, perfect for hosting barbeques or relaxing with friends. And if that's not enough, the beautifully maintained complex features a resort-style pool and barbeque area for your enjoyment.

Set in a green and peaceful location, close to parks and the river, this home combines tranquillity with proximity to local shops, quality schools, sports fields, and transport. Major shopping is just 10 minutes away at Indooroopilly, and Brisbane CBD is an easy 20-minute drive or train commute.

Beautifully presented and offering quiet convenience, this townhouse would suit first-home buyers, couples or investors seeking low-maintenance living and a turnkey property.

Contact our office today on 07 3203 6001 for full details and to book your own private inspection.

### Listed By

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