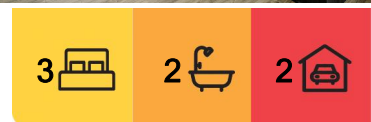


## Richlands, 162/7 Giosam Street

SOLD BY ANA WANG



This exquisitely renovated townhouse embodies contemporary sophistication, offering a lifestyle of indulgence, comfort, and convenience. Nestled within the prestigious Parque Edition community, this abode boasts fresh paintwork and stylish new curtains throughout, amongst an array of new updates. Step inside to a sleek open-plan layout where the lounge and dining area seamlessly flow onto a modern kitchen. Outside, an expansive entertainment patio sits within a low-maintenance, fenced courtyard, perfect for alfresco gatherings. Enjoy access to the complex's indulgent onsite swimming pool, while being just a short stroll from parks, shops, transport, and some of Brisbane's finest Vietnamese cuisine at nearby Inala Plaza.

### Key Features:

- Effortless Elegance: Fully renovated with fresh paintwork, a new garage door, new entry door lock, new rangehood, new oven, new gas cooktop, new curtains, and upgraded



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2UPF4R](http://ljhooker.com.au/B2UPF4R)

**Contact**  
**Ana Wang**  
0426 667 789  
[anawang@ljhsbh.com.au](mailto:anawang@ljhsbh.com.au)

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07 3344 0288

bathroom lighting.

- Stylishly Spacious: Open-plan living and dining area seamlessly connecting to a sleek modern kitchen with stone benchtops and premium appliances.
- Delightful Hosting: Expansive entertainment patio in a low-maintenance, fenced courtyard featuring established trees and shrubs.
- Resort-Style Luxury: Located within the upmarket Parque Edition complex, featuring stunning landscaped surrounds and an indulgent onsite swimming pool.
- Unbeatable Convenience: Walking distance to parks, shops, buses, childcare, train station, and the local sports club, plus just minutes from schools and Inala Plaza's renowned Vietnamese eateries.

Richlands presents the perfect blend of tranquillity and urban convenience, with this exclusive enclave situated within a thriving, well-established neighbourhood. This vibrant suburb offers easy access to a wealth of amenities, from lush parklands to bustling shopping centres and exceptional dining options. Enjoy the ease of walking to local shops, childcare centres, and public transport, with schools and recreational facilities just minutes away. Whether you're savouring the vibrant atmosphere of Inala Plaza's top-rated Vietnamese restaurants or unwinding at a nearby park, this location provides the ultimate lifestyle balance.

Nearby Amenities:

- 350 m to Castamore Way Park
- 500 m to Richlands Square
- 550 m to bus stop
- 650 m to Goodstart Early Learning Forest Lake
- 700 m to HomeCo Richlands
- 850 m to The Lion Richlands
- 900 m to Richlands Train Station
- 1 km to Richlands Plaza
- 1.2 km to Forest Lake Lions Park
- 1.2 km to Progress Road Park
- 2.9 km to Richlands East State School
- 3.2 km to Inala Plaza
- 4.3 km to Glenala State High School

Positioned within the prestigious Parque Edition community, this townhouse sits amidst sleek, architecturally designed residences that exude a contemporary, industrial-chic charm. Rendered and timber-clad facades line the immaculately landscaped complex, creating a sophisticated and inviting streetscape. With an indulgent onsite swimming pool available for residents, you'll enjoy the added luxury of resort-style relaxation just steps from your door.

A welcoming front porch offers a peaceful retreat to soak in your serene surroundings, while a private driveway and single garage, complete with a new garage door, provide secure and ample parking.

Step inside and experience a luminous, freshly rejuvenated interior. The classy new entry door with a new modern lock sets the tone for what's inside--an elegant and spacious living area featuring brand-new paintwork and stylish new curtains. Trendy timber floors flow



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through the open-plan lounge and dining space, providing a seamless setting for both refined entertaining and relaxed everyday living.

The living area extends into a modern and meticulously designed kitchen, where dark, sultry cabinetry contrasts beautifully against gleaming stone benchtops. Equipped with top-of-the-line new appliances—including a new gas cooktop, oven, and rangehood—this space is as functional as it is stylish. A built-in dishwasher makes cleanup a breeze, while the island bench doubles as a breakfast bar, perfect for socialising over coffee or wine as you cook up a feast.

At the rear of the home, a generously sized patio provides the ultimate alfresco entertaining space. Whether hosting lively weekend barbecues or intimate dinner parties by night, this area offers a private retreat within a low-maintenance, fenced courtyard. A row of established trees and shrubs adds a touch of nature, enhancing the sense of serenity while requiring minimal upkeep.

Upstairs, three plushly carpeted bedrooms offer a private sanctuary for rest and relaxation. Each features sliding mirrored robes and ceiling fans, ensuring comfort and convenience. The master suite is a standout, boasting its own sophisticated ensuite complete with a spacious shower. A shared contemporary bathroom serves the remaining bedrooms, offering stylish and practical amenities for family and guests alike.

This impressive residence also comes equipped with air conditioning throughout, ensuring year-round comfort no matter the season.

Offering an unbeatable combination of luxury, convenience, and low-maintenance elegance, this fully renovated townhouse is an opportunity not to be missed. Contact Ana Wang today to arrange your private viewing and experience this exquisite property for yourself!

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 60 625 175 849 / 21 107 068 020



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## More About this Property

<b>Property ID</b>	B2UPF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	139 m2
<b>Including</b>	Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

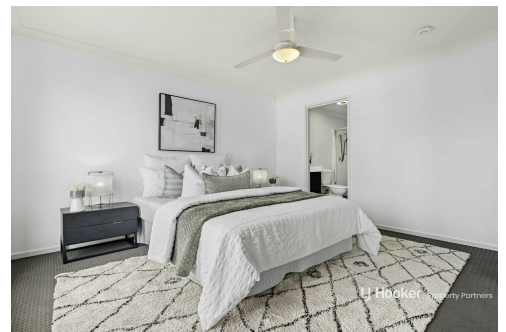
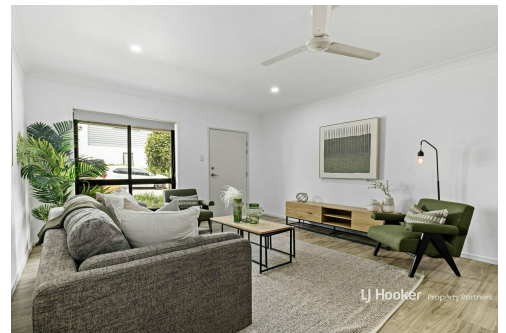
**Ana Wang 0426 667 789**

Agent with Zora Liu | [anawang@ljhsbh.com.au](mailto:anawang@ljhsbh.com.au)

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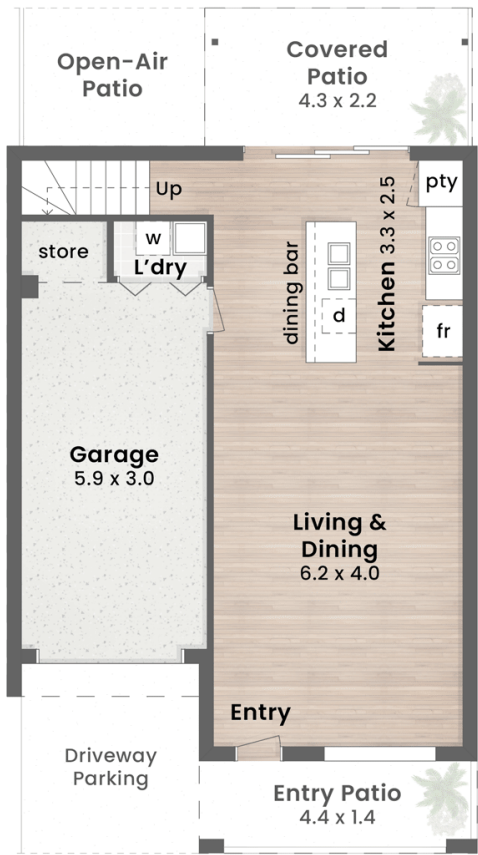
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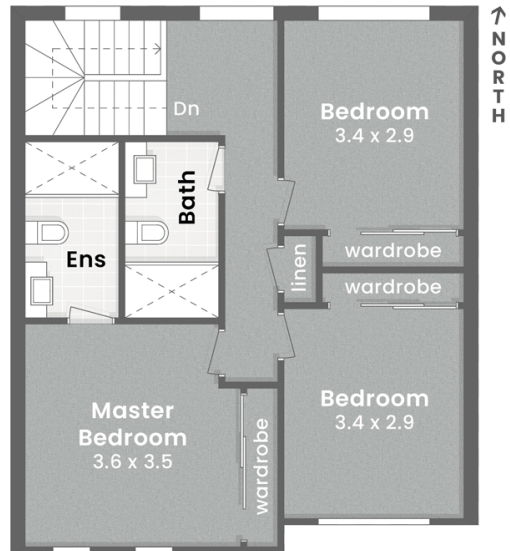
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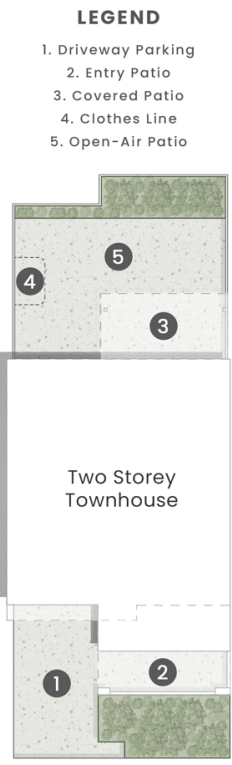
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::: GROUND FLOOR  
2.6m Ceiling



::: FIRST FLOOR



::: SITE PLAN  
DRIVEWAY ACCESS TO GIOSAM STREET

**LEGEND**

- 1. Driveway Parking
- 2. Entry Patio
- 3. Covered Patio
- 4. Clothes Line
- 5. Open-Air Patio

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THE GROVE | 162/7 Giosam Street

**RICHLANDS**

Internal 127m<sup>2</sup> | Covered Patio & Entry Patio 16m<sup>2</sup>

**Total 143m<sup>2</sup>**

3 Bed

2 Bath

1 Car + Off-Street

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