

## FOR SALE

### TRANQUIL LIVING IN GRACEVILLE

Take advantage of the rare opportunity to secure this delightful Queenlander in one of Graceville's most popular Avenues.

Built in 2007, this quality home captures the charm and charisma of an original early 1900's home.

From the moment you enter, you will be impressed by the attention to detail in replicating the character of an original Queenslander. Both modern and past features have been blended to provide the perfect mix of style and sophistication.

Stunning polished timber floors lead through to the living space where you can enjoy the open plan design, perfect for those who like to entertain.

The kitchen boasts granite benchtops, stainless steel appliances, soft closing drawers and flows seamlessly to the spacious undercover deck which overlooks a tranquil garden setting. The clever addition of plantation shutters provides extra security and a versatile area that can be utilised all year round.

All four bedrooms have built-ins and enjoy ducted air circulating through the breezeways. The master incorporates a walk-through robe and luxurious ensuite with double shower, twin vanity and gorgeous travertine tiles.

Downstairs is legal height and is currently used as a workshop, rumpus and children's play area. There are endless possibilities for this space.

The low maintenance yard is fully fenced, landscaped and provides a relaxing and private place for the family to unwind.

This stunning home is situated in a highly sought-after position of Graceville, within walking distance to Graceville State School, Sherwood State School, Goodlife gym, Fraiche, Miette's and many other quality cafés and eateries. It is conveniently positioned approximately 11 km from the Brisbane CBD (8 train stops).

Features Include:

4 BED | 2 BATH | 2 CAR

#### PRICE:

Sold by Helana Kuhl

#### OPEN FOR INSPECTION:

N/A



**Helana Kuhl**

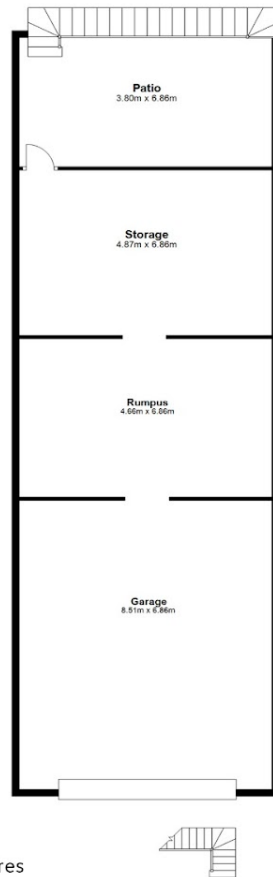
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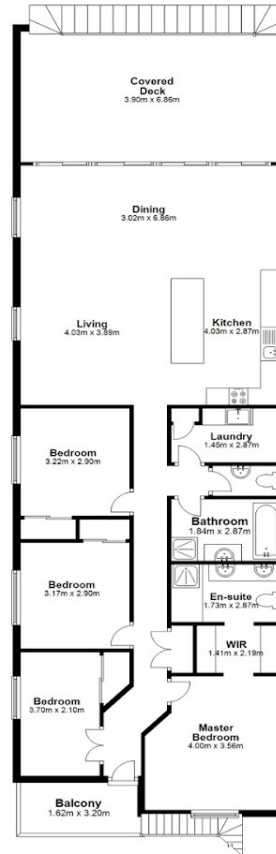
Ground Floor

approx. 152.0 Sq. metres



First Floor

approx. 155.7 Sq. metres



Total area approx. 307.7 Sq. metres

Please note this floor plan is for marketing purposes only. Dimensions are approximate. All efforts have been made to ensure it's accuracy, however interested parties should make their own enquiries.

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