



**SOLD**

## YOUR SANCTUARY AWAITS.....

Your home is your sanctuary and what would be a better time than now to make your move to this lovely 3 Bedroom + Ensuite home. Located in a quiet 'pocket estate' of Gracemere with no drive through traffic, this home has the added advantage of being on a large fenced corner block of 703m2 with double gate side access and plenty of room for that shed!

Features Include:

- \* A/C Open plan tiled Lounge /Dining and Kitchen with Dishwasher.
  - \* Tiled Patio Entertaining area
  - \* Main bedroom with Ensuite
  - \* All 3 Bedrooms have Ceiling Fans and Mirror Door Wardrobes
  - \* Double Lockup Garage with remote access
  - \* 1000 Gallon tank to ease water costs and usage.
  - \* St Pauls Primary School, daycare and transport conveniently close by
  - \* Price is right for the first-time buyer, downsizing Baby Boomers or your investment portfolio
  - \* Serious Seller – Open to negotiation on all reasonable offers.
- Inspections available by Appointment – Jenni Piper – 0402 095 441 - Your CQ Local @realty Agent

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$218,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.