



**SOLD**

## SPACIOUS FAMILY HAVEN IN PEACEFUL GRACEMERE

Nestled in the peaceful community of Gracemere, this impressive 4-bedroom family residence on Burke and Wills Drive presents an exceptional opportunity to secure your slice of Queensland living. Set on a generous 660m<sup>2</sup> block, this substantial home offers 254m<sup>2</sup> of thoughtfully designed living space that caters to modern family needs.

Step inside to discover a well-appointed home where comfort meets functionality. The four spacious bedrooms provide ample accommodation for the growing family, while two full bathrooms ensure morning routines run smoothly. Climate control is taken care of with air conditioning, ensuring year-round comfort in Queensland's varying weather conditions.

The property's practical features extend to the exterior, where a double garage provides secure parking for two vehicles. The generous land size offers excellent outdoor possibilities for children's play areas, gardening enthusiasts, or future entertaining spaces.

### Key Features:

- 4 generous bedrooms
- 2 well-appointed bathrooms
- Double garage with secure parking
- Air conditioning for year-round comfort
- 254m<sup>2</sup> of living space
- 660m<sup>2</sup> block with excellent outdoor potential

Located in the thriving community of Gracemere, just 9 kilometers west of Rockhampton, this property offers the perfect blend of suburban tranquility and city convenience. The area has experienced significant growth and development, making it an increasingly popular choice for families seeking a relaxed lifestyle with easy access to urban amenities.

Your new home is perfectly positioned to take advantage of everything this flourishing suburb has to offer. The Gracemere Shoppingworld, anchored by Woolworths and featuring numerous specialty stores, is nearby for all your daily needs. Families will appreciate the choice of three well-regarded primary schools - Gracemere State School, Waraburra State School, and St Paul's Catholic Primary School.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$620,000

**OPEN FOR INSPECTION:**  
N/A



**Ryan Scott**  
**0431636445**  
ryan.scott@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)