

# 131 Graceville Avenue, Graceville, Qld 4075

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## House For Sale

Tuesday, 14 May 2024

131 Graceville Avenue, Graceville, Qld 4075

**Bedrooms:** 4

**Bathrooms:** 4

**Parkings:** 2

**Area:** 405 m2

**Type:** House



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## FOR SALE

Flawless, fabulous and brilliantly functional, this impeccably presented property showcases light-filled luxury across two levels. Complemented by open plan, indoor/outdoor living, high-end finishes and modern design, this home is ready for you to move in and enjoy immediately. High ceilings enhance its grand scale, spotted gum timber floors flow throughout, and louvre windows and plantation shutters complement the soft white palette, delivering a home shining bright with stunning interiors. A series of living spaces and a dedicated study on the 368sqm floorplan promise enviable family life. The gourmet kitchen with stone benchtops, premium SMEG appliances and well-appointed butler's pantry is sure to reignite your passion for cooking. Create a feast for a crowd here, then pull back the wide bifold doors and windows to a poolside enclosed deck, perfect for hosting guests or enjoying year round outdoor living with the family. The home features four oversized bedrooms and four luxe bathrooms that boast walk-in showers and floor to ceiling tiles throughout. The spacious master retreat is home to an extensive walk-in robe and an indulgent ensuite with double vanity, beautiful freestanding bath, separate water closet and abundant storage. While the guest suite also features a stunningly appointed and light filled ensuite, creating a peaceful retreat for family or friends.

- Modern masterpiece encompassing a 368sqm floorplan featuring 4 bedrooms, dedicated study, 4 bathrooms and enclosed deck.
- Shimmering saltwater pool with glass fencing and solar heating
- Spotted gum timber floors, 2.7m high ceilings, plantation shutters and louvre windows
- Gourmet kitchen with SMEG induction cooktop, double ovens, Fisher & Paykel double drawer dishwasher and huge butler's pantry with abundant storage
- Four oversized bedrooms, two with individual ensuite bathrooms
- Separate study room serving as perfect work from home space
- Four luxury bathrooms plus powder room all with floor to ceiling tiling
- Master suite with extensive walk-in robe, supersized ensuite with double vanity, freestanding bath, private toilet
- Large laundry with ample storage, hanging area and handy laundry chute from upper level
- Security features - front door pin pad and key entry, ADR security system, Panacom doorbell camera and Crimsafe screens
- Ducted air-conditioning and ceiling fans throughout
- Apricus Solar hot water system
- 6kw solar panels with 5kw inverter
- Double garage with epoxy flooring
- 405m<sup>2</sup> block with mature landscaped gardens and easy to maintain external areas

Tucked away in a tranquil pocket, this home is located a leisurely stroll to the picturesque walking and cycling pathways of riverfront parklands with cafes, restaurants, shopping and all essential amenities within easy reach. Local bus routes are a few minutes' walk from your door and Graceville train station, Graceville State School and Christ the King Primary are less than 5 minutes' drive from home and major retail centres and further education options are in close proximity.