

# 145a Grafton Street, Warwick, Qld 4370

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— REALTY —

## Lifestyle For Sale

Monday, 10 June 2024

145a Grafton Street, Warwick, Qld 4370

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 959 m2

Type: Lifestyle



Andrea Sommerville

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## Offers over \$525,000

Step back in time and embrace the elegance of this beautiful Art Deco style home located in the heart of Warwick. This charming 4-bedroom, 2-bathroom residence seamlessly combines timeless architectural beauty with modern comforts, offering the perfect blend of history and convenience. This home is nestled in the middle of a large 959 m<sup>2</sup> block. Well located just 2 blocks from Warwick's main street and all its amenities. Leave the car at home and walk to the shopping centre and coffee shops in just \*5 minutes. Relax in your open plan, light filled lounge / dining room which opens onto the North facing back deck. There is a reverse cycle air-conditioner and wood burning heater with fan for year round comfort. Enjoy your morning coffee or afternoon drinks on the deck amongst the established leafy garden. Central to the lounge and formal dining, the kitchen is light, bright and well appointed with large pantry cupboard, electric cooktop and oven with plenty of storage. Prepare to be wowed by the gorgeous formal dining/living room full of character with beautiful and functional casement stained glass windows. A brick fireplace with gas heater completes the ambience. There are 4 bedrooms, all with built-ins and Master with ensuite, walk-in-robe and reverse cycle air-conditioner. The fourth bedroom has been designed as a sewing room with heaps of storage, including pull out basket drawers. It would also make an ideal home office. Both the ensuite and main bathroom are contemporary, main with large shower and separate bathtub. At the back of the home is an office space, laundry with storage and a third toilet. The rear deck is large and a leafy sanctuary or an entertainers delight with room for family, friends and a BBQ. Step outside and enjoy the low maintenance, established gardens, double lock up garage with storage, garden shed and a small shade house. This beautiful property is an Ideal downsizer, first home or character Air BNB home. Other features:- Outside of the home painted just 9 months ago- Approx.. 14,000 litres of rainwater storage across 3 tanks, plumbed to house with pump.- Shed has power and lighting. Garden shed has power.- NBN available. Warwick is a thriving and attractive rural city which is known for its large number of elegant buildings - handsome churches and impressive private schools. It is also known as the Capital of Horsepower, being home to world class equestrian and motor racing facilities at Morgan Park. Enjoy the wonderful country lifestyle this beautifully maintained property offers while being only minutes walk from major supermarkets, medical services, schools and sporting facilities. Call now to arrange your inspection, this property won't last long !!!! Disclaimer: COVID-19 Disclaimer: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines. Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.\* denotes approximate measurements.