

**18 Coleman Street, Graceville, Qld 4075**



**House For Sale**

Wednesday, 8 May 2024

18 Coleman Street, Graceville, Qld 4075

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Douglas May  
0410488110



Shakimra Gordon  
0459453380

## Auction

ONLINE AUCTION 5:00pm Wednesday 29th May 2024 Go To:

<https://raywhitesherwood.com.au/watch-our-auctions-live> Hidden behind a picket fence and gorgeous greenery, this Queenslander-style home presents bespoke beauty and timeless charm in a lovely, leafy setting. Perfect for downsizers, first home buyers and investors seeking exceptional space in the suburbs, the house features a functional, flowing design on a 607sqm lot. Classic timber floors, decorative cornices and air-conditioning adorn the upper floor, where a living and dining area greets you and extends into a stylish kitchen with sleek benchtops and stainless steel appliances. A world of entertaining awaits outdoors with a timber deck, undercover patio and private gazebo peacefully nestled amongst the mature trees and lush lawns. While you wine, dine and host guests amid the greenery, kids can run and play across the expansive backyard, which offers plenty of room for sports or a swimming pool (STCA). Two bedrooms and a bathroom occupy the upper floor, and the lower level presents additional space with immense multipurpose areas providing family flexibility and access to a second bathroom, a third toilet, and a laundry. Additional property features: • Master Bedroom with walk-in-robe and additional bedroom with built-in-robe • Modern main bathroom upstairs • Extensive multipurpose space with 1.5 bathrooms and laundry • Double carport and a garden shed • Water tank servicing the gardens • Air-conditioning and ceiling fans Resting in a quiet, leafy street, this home presents a peaceful Graceville lifestyle. With acres of parkland, playgrounds, dog parks, sporting fields, and riverfront walks around the corner, you can spend mornings, afternoons and weekends exploring the beautiful outdoors. Grab your morning coffee, brunch with friends and dinners with the family at Graceville's famed cafe and restaurant precinct, only 600m from your door. Positioned 200m from bus stops, 1.4km from Graceville station, within the Sherwood State School and Corinda State High School catchments, and 6 minutes from Indooroopilly Shopping Centre, this location offers exceptional living close to it all. **DISCLAIMER:** Whilst all care has been taken to ensure that the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, we recommend that all interested parties should make their own enquiries and due diligence to verify the information. Any personal information provided to Cameron Crouch Property T/As Ray White Sherwood, will come under the terms set out in our Privacy Policy, which can be found here for your convenience: <https://www.raywhite.com/privacy>.