

# 18 Rakeevan Road, Graceville, Qld 4075

 **hausse**realty

## House For Sale

Friday, 1 March 2024

18 Rakeevan Road, Graceville, Qld 4075

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 415 m2**

**Type: House**



Charles Wiggett

## Auction

Style, space and location unite with this exceptional property in one of Graceville's leafy high side streets. Your family will love the thriving café precinct, the iconic Regal Cinema, and the bus and train services which are a leisurely stroll from your door. Move in, unpack and relax, as the home has been freshly painted, inside and out, and has all new carpet. There's room for everyone here with the expansive two-level layout featuring a series of living areas, a dedicated study, and a well-appointed kitchen with a servery to the marvellous entertaining patio. This fabulous home occupies an easy care 415m block, promising a laid-back lifestyle so you'll have time to do all the things you love. Timber French doors open to a formal lounge, where the combination of feature ceilings and perfectly placed downlights imbue understated elegance. Gather here for intimate drinks with friends or head to the large open plan kitchen and living area which is sure to be the social hub of the home. Upstairs is reserved for private family living with four bedrooms and two bathrooms complemented by a peaceful living area with doors to the balcony. A deluxe master suite with walk-in robe beckons for rest and relaxation, while the luxurious ensuite, with spa bath, separate shower and twin sink vanity, suggests indulgent spa days at home.

- Beautiful family home with freshly painted exterior and interiors, new carpets throughout
- Two-level layout with 3 living areas plus study, 4 bedrooms, 2 bathrooms and powder room
- Large kitchen with stone benchtops, 2 floor to ceiling pantries, extra-wide Technika gas cooktop and oven, canopy rangehood with stainless steel stove splashback
- Breakfast bar inside and servery window to outside bar and expansive entertaining patio
- Elegant formal lounge room with timber French doors and feature ceilings
- Spacious downstairs living area with double sliders for easy outdoor flow
- Peaceful upstairs living room with balcony access
- Huge master suite with luxurious ensuite, including dual sink vanity, cabinetry and shelving, spa bath, separate shower, linen cupboard and toilet with door for privacy
- Storage - built-in cabinetry throughout, 2 linen cupboards, robes in 3 bedrooms, WIR to master and large under stair repository
- Further features: privacy and security screens, split-system air-conditioning and ceiling fans, double garage, mains gas, large water tank with pump, and raised garden beds
- 2 minute walk to bus and train, with a number of schools an easy walk or short drive from home
- 1.5km Woolworths and IGA, 2.5km to Indooroopilly Shopping Centre

Peaceful living and superb convenience go hand in hand here, with public transport, dining precincts and Christ the King Primary School in easy walking distance. Further education options, including Sherwood State School, Aidan's Anglican Girls' School and St Peters Lutheran College, are a short trip from home. Local parklands abound, both Woolworths and IGA are close by, and Indooroopilly Shopping Centre is only 2.5km away for all services and major retailers.