

**196 Strong Avenue, Graceville, Qld 4075**



**House For Sale**

Thursday, 13 June 2024

196 Strong Avenue, Graceville, Qld 4075

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 620 m2**

**Type: House**



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## Auction

ONLINE AUCTION 5:00pm Wednesday 3rd July 2024 Go To:

<https://raywhitesherwood.com.au/watch-our-auctions-live> Experience a new level of family living and entertaining with this gorgeous modern home, located in the exclusive suburb of Graceville. Crafted with meticulous attention to detail, this residence is designed to cater to the most discerning tastes, offering an unparalleled combination of elegance and functionality. There is nothing that matches the way this property seamlessly integrates indoor and outdoor living. No matter the time of day, season or event, you will always have the perfect place to kick back with a book, host a party or spend time with your loved ones. It meets the street with an impressive modern frontage surrounded by manicured landscaped gardens. Upstairs is a spacious family living room with a balcony, a media room that seamlessly adjoins the deck and a state-of-the-art modern kitchen. Complete with top-of-the-line appliances, plentiful drawer storage, a double oven, butler's pantry and serene leafy green views, cooking will never be a chore in this home! The master bedroom features a walk-in robe and an immaculate ensuite with a dual basin vanity. Meanwhile, four additional bedrooms accommodate the kids perfectly. The stylish family bathroom, complete with a shower and bathtub, is just steps away. Downstairs is a showstopping outdoor entertaining area, nestled beside the sparkling heated magnesium pool. It's a comfortable and sophisticated setting for hosting elegant soirées or intimate gatherings. The ground level has easy access to the laundry and a separate toilet, ideal for tidying up after a refreshing swim. Additional Highlights: • Quality steel-framed construction • Ducted air-conditioning and ceiling fans • 15kW PV Solar, Cat 5 connection to all bedrooms, living and lounge • Oversized laundry with chute and ground level powder room • Massive separate storage room • Provision for a future lift (lift shaft) • 4-car garage with convenient drive-through access to the rear. • Forcefield security screens • Decor Thermalite white shutters throughout Embrace an exclusive lifestyle with convenient access to walking and bike paths, as well as a range of sports fields, ensuring that every leisure pursuit is at your fingertips. It is in the catchment zone for Sherwood State School and Corinda State High School, is nearby St Aidan's and Christ the King Primary School. It is moments to Graceville train station, buses and has easy access to Brisbane city. Speak to us today for confidential discussion. 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>