

274 Long Street, Graceville, Qld 4075

Place. **P**

House For Sale

Wednesday, 20 March 2024

274 Long Street, Graceville, Qld 4075

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 599 m2

Type: House



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Auction

Auction Location: On Site Set on a prime 599sqm corner allotment, 274 Long Street presents a captivating example of a thoughtful reimagining of local character. Seamlessly blending the traditional features of a worker's cottage with modern luxury, this home offers a rarely found, sought-after single level living experience. Meticulously renovated, this residence stands as a testament to the intelligent modernization of the local classic. Set against the backdrop of one of the area's most desired locales, this is a home that will appeal to couples, families, down sizers, and investors alike. Upon entry, the attention to detail will capture your attention. The rich timber floors, decorative ceilings, along with the original character fireplace and Juliette balconies have been sympathetically preserved to maintain the character and charm of the original build. Cleverly updated with the addition of a sensational undercover entertaining area, the blurring of the lines between the indoors and outdoors is a true statement of the thoughtful design. As you step into the home, the property welcomes you with a generous living space that seamlessly combines sophistication with warmth and comfort. Large windows ensure an abundance of natural light that highlights the fine details and craftsmanship throughout, including a delightful two-way fireplace that also services the outdoor dining area. At the heart of the home, an adjoining kitchen is equipped with premium appliances and finishes, making it a chef's delight and an ideal space for entertaining. Expect stone benchtops, quality tapware, an induction cooktop, a 600-millimetre electric Chef oven and a dishwasher. The spectacular large, covered alfresco area, lends itself to both grand and intimate gatherings. Including the original exposed brick fireplace, this fabulous space also has a fully equipped outdoor barbecue. This expansive rear deck provides the ultimate entertainment setting. Seamlessly connecting off the kitchen and living areas, it boasts ample space for both lounging and dining. Built-in cabinetry for television and convenient storage space for dinnerware, ensures this oasis will be enjoyed day or night, all year round. This air-conditioned residence features a master suite that opens through double doors to the deck area. It includes a luxurious ensuite and a walk-in wardrobe. Additionally, there is an immaculate main bathroom and three cleverly separated additional bedrooms, each designed to provide cooled comfort, fitted with air-conditioning and fans. Completing the home is a beautifully appointed powder room and separate laundry – all on one convenient level. At the rear of the home, a quaint brick cottage structure provides enclosed parking for one vehicle and the option for storage, workshop or hobby space. There is sufficient additional yard space for the storage of further vehicles, caravan or boat that can all be secured behind a double entry automated gate. The 599 sqm, pet friendly allotment provides adequate space for the addition of a pool. This immaculately maintained property is just a leisurely stroll from Strickland Terrace Park's playgrounds and river walks. A plethora of popular cafes, restaurants and boutiques are nearby, as are the Graceville and Sherwood train stations, a city-bound bus stop within a short stroll from the home. Honour Avenue's fashionable attractions, Sherwood Arboretum's scenic walking tracks, Indooroopilly Shopping Centre and UQ's Saint Lucia campuses are also just minutes away. Falling within the Sherwood State School and Corinda State High School catchment areas, this spectacular residence is also a short distance from Saint Aidan's Anglican Girls' School, Saint Joseph's Catholic Primary School and Christ the King Primary School, Ambrose Treacy, St Peters, and Brisbane Boys School. Do not miss this exclusive opportunity – call to arrange an inspection today. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.