

**31 Wylie Street, Graceville, Qld 4075**



**Sold House**

Friday, 8 September 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



Martin Hood

**\$2,310,000**

South facing, situated in a peaceful leafy enclave of quality residences and occupying a commanding 637sqm allotment, on the corner of two of Graceville's blue chip streets; this beautiful Queenslander framed by a stunning Poinciana tree is a place to raise a growing family and create lasting memories. Located less than 8km from Brisbane City, yet more important literally footsteps to a plethora of esteemed village cafes, restaurants, boutique cinema, bus and train transport, parkland and recreational facilities including Sherwood Arboretum, bikeways, nearby to reputable schools and universities – this residence is an outstanding lifestyle purchase! Offering optimum two levels of living, this home boasts an expansive dining/kitchen area which is both the family hub and an entertainer's dream. Providing access to the appealing front and side veranda's, this quality kitchen comprises 900mm wide 'Ilve' oven with 5 burner gas cook top, twin drawer dishwasher, granite stone bench tops, feature timber centre island bench and extensive cabinetry. Large, spacious and airy rooms with a modern neutral colour pallet are enhanced by VJ-lined walls and archways that flow from the central hallway including the master suite with built-in wardrobe and ensuite. Delightfully appointed family bathrooms each offer a claw foot bath to feature and some with separate frameless showers. Quality timber French doors lead out to an expansive rear deck that overlooks a private in-ground pool, further extending the home's entertaining capacity, whilst a large, air-conditioned media room with elaborate kitchenette provides the perfect teen entertainment hideaway. Soaring high ceilings, glistening polished Hoop Pine floors, archways, breezeways, four panel and French doors all the way through, timber venetians, vertical joinery, reverse cycle air-conditioning throughout, skylights, ceiling fans, abundant storage, concealed garden shed, workshop, water harvesting tank, undercover off street parking for two vehicles and a child's Playhouse with sandpit within a fully fenced, child and pet friendly environment. Shaped lawn and gardens further enhance this charming residence. Location, space, character and charm combine to create what is the consummate family home in an unbeatable and highly sought after locale. Disclaimer - Images utilized within the marketing and promotion of this property, have been taken from the listing agents previous sale.