

# 377 Verney Road East, Graceville, Qld 4075

hausse realty

## House For Sale

Saturday, 11 May 2024

377 Verney Road East, Graceville, Qld 4075

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



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## FOR SALE

As unique and enticing as its stunning location only 120 metres from riverside parks, this Mediterranean style property showcases exquisite flair, enhanced throughout with high ceilings, plantation shutters and large Italian floor tiles. A free flowing lower level layout has been thoughtfully crafted to soak in the warm winter sun and capture refreshing summer breezes. A series of wide doorways perfectly frame cool blue exterior walls and lush private hedging in the well-established low maintenance gardens. And when rest, relaxation or sublime alfresco dining is on the agenda choose from courtyards, terrace or covered patio. Indoors, the floorplan cleverly separates formal and casual living spaces. Share delicious epicurean delights and fine wine with friends on those special occasions or enjoy laughter and stories with the family over everyday meals. The centrally located kitchen with walk-in pantry is well-appointed, and with plenty of room for more than one cook this is sure to be the heart of the home. Upstairs three bedrooms including a spacious master suite are to be found and two bathrooms with floor to ceiling tiling and opulent stone topped vanities provide at-home spa-style indulgence. Retreat to your very own sanctuary, complete with walk-in robe and spacious ensuite with huge shower and freestanding bath, and the private balcony will be a favourite spot to greet the sunrise with coffee in hand.

- Mediterranean style home a two minute walk to riverfront parklands
- Enhanced throughout by high ceilings, Italian floor tiles and plantation shutters
- Well-appointed kitchen with walk-in pantry, stone benchtops and splashbacks
- Spacious formal and informal living areas with seamless outdoor access
- Multiple outdoor living zones - terrace, covered patio, courtyard and two balconies
- Master suite with private balcony, walk-in robe, ensuite with freestanding bath and large shower
- Second bedroom with access to private balcony, third bedroom with walk-in robe
- Two luxury bathrooms and powder room all feature floor to ceiling tiling and stone topped vanities
- Low maintenance gardens with mature hedging and established plants
- Ample storage including hallway cupboard, two linen cupboards

Further features: secure double garage, split-system air-conditioning and stainless steel ceiling fans

You'll love this location. Where a two minute stroll reaches riverfront paths for your morning walk or cycle and a wide variety of cafes, restaurants and shopping options are only minutes' away. Graceville State School, Christ the King Primary and St Aidan's Anglican Girls' College are a short drive from home with both bus and train services in close proximity for easy access to Indooroopilly and the CBD.