

46 Frank Street, Graceville, Qld 4075



Sold House

Wednesday, 11 October 2023

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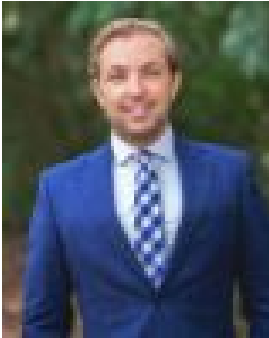
Bedrooms: 3

Bathrooms: 1

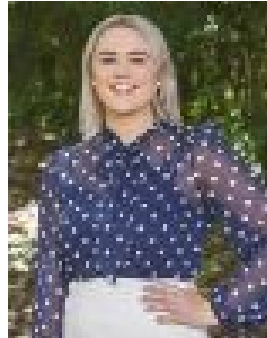
Parkings: 1

Area: 405 m2

Type: House



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Bella Kerstens
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\$1,033,000

SUPERB HOME STEPS FROM TRANSPORT AND THE CAFE PRECINCT Enjoying a lifestyle location just a stone's throw from cafes, restaurants, shops and transport, this low-set home offers a marvellous opportunity for couples, young families, downsizers and investors. Resting on a flat 405sqm with 11.5m frontage, the easily maintained block provides carefree living in a lovely leafy street. Neatly presented and ready for immediate enjoyment, you can move straight in, rent out or add future value. Comfort awaits in the generous living and dining area, which features an open layout and extends into the well-appointed kitchen with quality appliances, including a dishwasher. A front deck grants entry to the home, while the rear timber deck offers a relaxed spot overlooking the level, low-maintenance backyard. Capturing a north-east aspect and lots of sunshine, the outdoor setting is ideal for unwinding, hosting BBQs or playing with kids. Three bedrooms share a central bathroom, separate toilet and internal laundry. Two bedrooms include built-in robes, the third opens to the rear deck, and the property features undercover parking in the carport. Property highlights:- Low-set home on a flat 405sqm block with 11.5m frontage- Open-plan living and dining area featuring a ceiling fan- Functional kitchen with a stainless steel dishwasher- Front and rear decks, plus a north-east facing backyard- 3 bedrooms (2 with built-in robes), 1 bathroom and 1 carport- 650m to Graceville station and close to cafes and shops- Within the Sherwood SS and Corinda SHS catchments. In a spectacular position, this home features an outstanding array of shops, dining, transport and schools on your doorstep. Just 250m from Honour Avenue and Oxley Road, you can stroll to popular cafes for your morning coffee, local restaurants for weeknight dining and Regal Cinema for weekend movies. Only 650m from Graceville station and steps from bus stops, commutes to Indooroopilly Shopping Centre, UQ, and the CBD are easy. Within the sought-after Sherwood State School catchment, close to private colleges, walking distance from childcare centres and moments from beautiful parks, playgrounds, sporting fields and the riverfront, buyers will love the idyllic lifestyle and leafy suburban setting. **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>.