

63 Allardyce Street, Graceville, Qld 4075

Sold House

Wednesday, 28 February 2024

63 Allardyce Street, Graceville, Qld 4075

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 860 m2

Type: House



Peter May
0409543546



Julian Maddox
0409543546

\$2,400,000

Auction Location: On-siteAn exceptional offering in one of Brisbane's most sought-after suburbs, this fully-renovated family Queenslander has been beautifully crafted to offer an enviable lifestyle. Boasting an impressive swimming pool, incredible entertainment options, dual street access and exquisite character details, this north-facing residence is close to local conveniences and esteemed schools. Thoughtfully balancing classic charm with modern design, the home is given fantastic street appeal by its traditional facade and picket-fenced front gardens. Inside, you will find delightful touches such as tallowwood timber floors, lofty ceilings, plantation shutters and VJ walls. Benefitting from an intelligent layout, the property features a spacious open-plan living and dining area on its ground level. Accompanied by a dedicated study with a built-in desk, this welcoming central space adjoins an impeccable kitchen displaying a breakfast bar, stone benchtops, induction cooktop, a walk-in pantry and ample soft-close cupboard storage. Accessible via timber sliding doors, a large covered patio provides a brilliant setting for both large and intimate gatherings. Extending from here, a fully-fenced grassed rear yard has mature gardens, a children's cubby house and direct Long Street East access. An in-ground magnesium swimming pool framed by granite tiling invites you to cool off in style. Also on this level is a full bathroom and a sizeable fifth/guest bedroom with a built-in robe, while another living area and an attached rear deck are upstairs. There is also a master suite encompassing a fully-fitted walk-in robe, plus an ensuite boasting dual vanities and a large frameless shower with dual showerheads. Additionally, two bedrooms feature built-in robes and another boasts a walk-in robe. A multi-access main bathroom offers a shower over a bath, as well as a separate vanity area and toilet. Finishing the upper level, a versatile sunroom spills out onto another balcony. Complete with a shed/workshop area and a storage room on the ground level, the residence also includes a secure dual garage, an internal laundry, a drying yard, ceiling fans, a 13-kilowatt solar power system, Crimsafe security screens, carpeted floors in the bedrooms and zoned ducted air-conditioning - Controlled by a Smart Aircon System via App or Tablet. A leisurely stroll from a slew of popular cafes, restaurants and boutiques, this sensational home is near city-bound bus stops and the Graceville train station. Graceville Riverside Parklands' playgrounds, Sherwood Arboretum's scenic walking tracks and Honour Avenue's fashionable attractions are a stone's throw away. Indooroopilly Shopping Centre and UQ's Saint Lucia campus are easily accessible from this address, as well. Falling within the Sherwood State School and Corinda State High School catchment areas, this excellent property is also a short distance from Christ the King Primary School, Saint Aidan's Anglican Girls' School and Saint Joseph's Catholic Primary School. Do not miss this exclusive opportunity - call to arrange an inspection today.

DisclaimerThis property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes

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.