

**69 Verney Road West, Graceville, Qld 4075**

Place. 

**House For Sale**

Thursday, 1 February 2024

69 Verney Road West, Graceville, Qld 4075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 410 m2**

**Type: House**



AnnKaryn Fraser  
0419708094

## For Sale

Nestled in a serene enclave on the elevated side of Graceville, this recently renovated post-war residence exudes timeless charm. Beyond the inviting white picket fence and meticulously landscaped gardens lies a captivating lowset cottage, boasting a generous verandah that beckons you inside. Step through the front door to discover a well-designed interior featuring stylish polished timber floors and freshly painted walls. The open-plan living area has undergone a masterful renovation, showcasing a modern galley-style kitchen with sleek gloss white cabinetry, stone benchtops, a convenient breakfast bar, and top-of-the-line gas and electric cooking appliances. Ideal for couples, young families, or downsizers, the three generously sized bedrooms are situated at the rear of the property and are serviced by the main bathroom. Each bedroom is appointed with ceiling fans, polished timber flooring, and an abundance of natural light. The master bedroom stands out with its larger proportions and built-in wardrobes. The journey through this home culminates in the expansive backyard, featuring lush green grass, high hedgerows ensuring privacy, and a paved patio area—perfect for both relaxation and entertaining family and friends. Additional highlights include two split-system air conditioners, a laundry with external access, and a garage/carport with ample space for three cars. Convenience is at your doorstep with a short stroll leading to the vibrant café and restaurant precinct along Honour Avenue, local parks, and the nearby railway station. This location also offers proximity to a variety of public and private schools, including Graceville State School, Christ the King, St Aidan's Anglican, St Peters Lutheran College and the prestigious University of Queensland. Your ideal home awaits, seamlessly blending modern living with the tranquility of Graceville's sought-after locale. **Disclaimer** This 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