

**7 Grace View Street, Darling Heights, Qld 4350**



**Sold House**

Thursday, 5 October 2023

7 Grace View Street, Darling Heights, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



James ODonohue  
0488144347



Shaun Blackburn  
0490499194

**\$580,000**

- 4 carpeted, built-in bedrooms - Modern kitchen with gas and electric cooking - Open plan lounge and dining room - Separate living or media room - Family bathroom plus ensuite - Reverse cycle air-conditioning - North/West facing patio - Double remote garage - Fully fenced 637m2 allotment - Rent appraised at \$550 per week

Discover the epitome of modern comfort and convenient living at 7 Grace View Street in Darling Heights. This immaculately presented home, nestled in an emerging and desirable estate, offers a premium lifestyle for discerning buyers. With its contemporary design, well-appointed features, and a prime location near essential amenities, this property is a true gem. Situated in a sought-after location in Darling Heights, this home provides easy access to the University of Southern Queensland, Theiss Park, and Darling Heights State School. It's the perfect opportunity for families, professionals, or investors looking for a property in a desirable and rapidly growing area. Step inside to experience a seamless blend of style and functionality. The spacious open plan lounge and dining room create a welcoming space for entertaining guests or enjoying quality time with family. Adjacent to the living area is a separate carpeted media room, providing a versatile space for relaxation. The heart of the home is the modern kitchen, equipped with top-of-the-line appliances including a dishwasher. The kitchen features Caesarstone benchtops, a gas cooktop, range hood, electric oven, double sink, breakfast bar, pantry, and ample storage space. It is sure to impress even the most discerning chefs. This home boasts four carpeted bedrooms, each thoughtfully designed with built-in cupboards and ceiling fans. The master bedroom is complete with a walk-in robe, reverse cycle air-conditioning, and an ensuite for your convenience. The remaining bedrooms are generously sized and cater to the needs of a growing family or visiting guests. With reverse cycle air-conditioning throughout, you'll stay comfortable all year round, no matter the weather. The family bathroom offers both a shower and a bath, while a separate toilet adds convenience for busy households. Outside, a covered north-facing patio awaits, providing the perfect spot for relaxing and enjoying the outdoors. The fully fenced 637m2 allotment offers privacy and security, while a double remote garage with a built-in laundry ensures ample parking space and storage options. Investors - the home has been rent appraised at \$550 per week, subject to market conditions. Don't miss the opportunity to own this exceptional property in Darling Heights. Embrace modern comfort, convenient living, and a location that caters to your every need. For your convenience Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1,252.56 net per half year Water rates: currently \$314.59 net per half year plus consumption Primary school state catchment: Darling Heights State School High school state catchment: Harristown State High School Home Built: 2016 \*\*Directions: Follow Baker Street north-west, then turn left into Gorman Street. At the T junction, turn right into Handley Street, then take the first left into Rosenstegel Street. Follow Rosenstegel Street around into Burnett Street, then turn left into Grace View Street.