

**75 Gregory Street, Acacia Ridge, Qld 4110**



**House For Sale**

Wednesday, 10 January 2024

75 Gregory Street, Acacia Ridge, Qld 4110

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Xavier Hamilton  
0458649176

## Auction

ONLINE AUCTION 5:00pm Wednesday 31st January 2024 Go To:

[www.facebook.com/raywhitesherwoodgraceville](https://www.facebook.com/raywhitesherwoodgraceville) Brimming with timeless charm and lifestyle appeal, this circa late 1940s home rests pride of place atop a spectacular 612sqm corner parcel. Nestled on a tree-lined street and fully fenced for privacy, the house is perfectly suited to owner-occupiers or investors seeking easy living just 20 minutes from the CBD. Blending solid construction, original character and contemporary inclusions, the property showcases old-world style with beautiful hardwood floors, brick detailing and leafy outlooks from every window. Drawing in abundant sunlight with a northern rear aspect, the house flows from the dining room to the spacious lounge with air-conditioning and into the modern kitchen featuring stone benchtops and stainless steel appliances. Moving outside to the huge wraparound yard and sunlit patio, you will love the private space to unwind, host guests, and play with kids and pets amongst the greenery. Three bedrooms, a bathroom, and a laundry, finalise the floor plan upstairs. Featuring a lock-up garage with a second toilet and a flexible family room/rumpus, there is excellent breakout space for parents and kids to watch TV or study/work from home. Property features:- Charming c. late 1940s home on a 612sqm corner block- Air-conditioned lounge and a separate dining room- Modern stonotop kitchen with stainless steel appliances- Three large bedrooms- Bathroom, internal laundry and two toilets- Family room/rumpus off the lock-up garage- Fully fenced wraparound yard with a sunlit patio Positioned on a private corner block, this home enjoys a superb location. Acacia Ridge State School is 500m away, and you are an easy walk to bus stops, parks and the Souths Sports Club. With Woolworths, IGA, cafes, restaurants and shops 2km away, and Sunnybank Plaza, Market Square and Westfield Mt Gravatt less than 15 minutes from your door, this property offers sensational convenience. **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>.