

**81 Sandon Street, Graceville, Qld 4075**



**Sold House**

Wednesday, 25 October 2023

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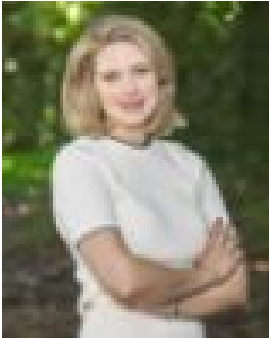
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 405 m2**

**Type: House**



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**\$1,320,000**

**PICTURE PERFECT FAMILY HOME** Presenting picturesque living behind a picket fence in leafy green Graceville, this home offers period charm and lifestyle appeal on a low-maintenance 405sqm block. Beyond the character façade, the house exudes traditional style with gleaming timber floors, VJ walls and high ceilings, and the house is kept cool and comfortable year-round with ceiling fans and air-conditioning. Spanning two levels, the open layout upstairs connects the spacious living area and modern kitchen with beautiful stone benchtops, a breakfast bar and a gas cooktop. A separate dining room offers an idyllic space to share meals and flows directly to the elevated deck, creating a sensational indoor/outdoor entertaining retreat. With so much space to enjoy outdoors, you can host family and friends on the deck or chase the sun and shade from the front and rear patios, surrounded by grassy yards for kids to play. The fantastic design continues with a home office, three bedrooms and two bathrooms upstairs. All the bedrooms include built-in storage, and the master suite is thoughtfully appointed with a walk-in robe and ensuite. Providing a spectacular retreat, the large multipurpose room downstairs is beautifully finished with stylish floors, downlights and a kitchenette. With its own powder room, you can utilise this area as a private hideaway for parents, teens, guests, as a media room or spacious secondary office.

- Beautiful character home on a low-maintenance 405sqm block - Upstairs living area, dining space and kitchen with gas cooktop and breakfast bar - Entertainer's deck, plus front and rear patio and yards - Home office, 3 bedrooms, 2.5 bathrooms and large laundry - Oversized master suite with large walk-in robe and ensuite - Large multipurpose room downstairs with a kitchenette and powder room - Extensive storage across the home, including built-in robes - Split system air-conditioning and ceiling fans - Secure remote-control parking for 4 cars - Secure entrance gate with video intercom - 23-panel solar with 5kW inverter with option to add a battery - Flood resistant design features - Competitive Home and Contents insurance costs.

Residing in a peaceful enclave of Graceville, this home is just a stone's throw from cafes, restaurants, riverfront parkland, playgrounds, a dog park and scenic walking/bike paths. With so much recreation space close at hand, you can spend weekends outdoors or at the nearby Regal Cinema and Indooroopilly Shopping Centre. Offering a world of convenience for city workers and families, you are only 1.1km from Graceville station and minutes from Graceville State School, Christ the King, St Aidan's and St Peter's Lutheran College.

**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>.