

11 Fraser Street, Graceville, Qld 4075

 **hausse**realty

House For Sale

Wednesday, 17 April 2024

11 Fraser Street, Graceville, Qld 4075

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 435 m2

Type: House



Charles Wiggett
0730677267

Auction

Sitting pretty in a tree-lined street, this double-storey home will delight with its fusion of classic and contemporary charm. Nestled on a fully fenced, easy-to-maintain 435m² block, step inside to soak up light-filled interiors enhanced by VJ panelled feature walls, timber-look floors and plantation shutters. Sunshine also streams effortlessly into the open plan kitchen, living and dining zone – a spacious social hub where everyone will instinctively linger. Watch the kids while prepping meals on the stone island bench, or keep mess out of sight with a handy butler's pantry. Ideal for entertaining too, large-scale sliders also create a seamless connection with the alfresco deck. Acting as a natural extension of the indoors, host guests in style or enjoy a front-row view to fun unfolding in the backyard or pool. Upstairs, a second living area is a cosy place to retreat, complemented by four spacious bedrooms and two modern bathrooms. Led by a private master suite, this tranquil retreat spoils you with a walk-in robe, elegant ensuite and balcony that gazes over the leafy street. A stunning third bathroom caters to a media room/5th bedroom downstairs, ideal for guests.

- Double-storey delight, infused with classic and contemporary charm
- Fully fenced, easy-to-maintain 435m² block with mature shrubs and hedges
- Light-filled interiors enhanced by VJ panelled feature walls, timber-look floors and plantation shutters
- Open plan kitchen, living and dining zone featuring louvred windows, flows onto the alfresco area
- Stunning Hampton's kitchen boasts shaker profile cabinetry, stone benches, Smeg appliances, integrated rangehood, pendant lighting
- Butler's pantry behind a sliding door, with stone benches, shelving and additional sink
- Cosy second living area upstairs
- Spacious master suite tucked away from other bedrooms, includes a balcony, walk-in robe and modern ensuite with shower, floating dual stone vanity, stainless-steel tapware plus a separate toilet
- Three additional bedrooms with built-in robes upstairs and an office/5th bedroom downstairs
- Stunning bathrooms on each level with marble finishes; upstairs includes a luxe freestanding bath
- Expansive alfresco entertaining deck with ceiling fan, overlooks the pool and manicured lawn
- Laundry with built-in storage, stainless-steel tub, stone bench tops and external access
- Further features: ducted air-conditioning and ceiling fans, security system, fully fenced yard, double garage and driveway parking behind a steel motorised gate

Perfectly placed a short stroll from Graceville Village, leave the car at home and sample a cosmopolitan cuisine scene almost on your doorstep. Specialty shops, public transport, schools, parks and sporting fields are also accessible on foot, with Indooroopilly Shopping Centre just five minutes by car. Additionally, within approx. 10 minutes radius, take advantage of access to Brigidine College and St. Peter's Lutheran College, or have a hit on the Karrie Webb-designed course at Indooroopilly Golf Club. Don't delay - call Charles on 0424 754 113 for further information.