

161 Graceville Avenue, Graceville, QLD, 4075

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House For Sale

Friday, 30 August 2024

161 Graceville Avenue, Graceville, QLD, 4075

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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'Koorong' – Federation beauty rich with heritage charm

With original features offering a nostalgic glimpse into the past, this enchanting Federation era home will both impress and delight. Step up to wide and welcoming verandahs where the front door enriched with stained glass panels opens to reveal decorative high ceilings, VJ walls, polished timber floors and a beautiful fireplace. Interiors seamlessly incorporate traditional yet essential Queenslander design elements to beat the heat, internal fretwork, casement windows and French doors bringing cooling cross breezes on those warmer days. Thoughtful upgrades to enhance practical everyday living include a superbly equipped kitchen and two modern bathrooms, one an ensuite to the master bedroom. Pretty as a picture postcard, this property occupies a huge 1062 m2 block home to manicured gardens, established shade trees and an inviting saltwater pool.

Charming 'Koorong' has been held by the current owners for over 40 years and is representative of the Arts and Crafts construction style popular in Australia between from the 1890's to the 1920's. This heritage listed residence, originally situated on over 3.5 acres of land, was built circa 1914 for John Gilligan, Chief Hansard Reporter for the Queensland Parliament. John and his wife Ruth lived there until 1921 before selling it to Dr. James Chauncy, who likely extended the home. Defined by the huge verandahs and distinctive steep pitched roof with terracotta tiles, this Federation property is a valuable example of aesthetic significance and local historic importance.

- Federation era heritage listed Queenslander built 1914
- Example of Arts and Crafts construction style 1890-1920
- 1062m2 block with saltwater pool, established gardens and shade trees
- Retained features - decorative ceilings, VJ walls with picture rails, polished timber floors
- French door access to expansive wraparound verandahs and rear deck
- Spacious living room has original fireplace with timber mantelpiece
- Separate dining room with access to the rear deck
- Kitchen with Smeg gas cooktop, Miele oven, two pantries
- Four large bedrooms, huge 2nd bedroom with bay window seat
- Master suite with walk-through robe to ensuite
- Tandem carport with adjacent workshop, storage room
- Further features: 2 rainwater tanks, mains gas, split-system air-conditioning, ceiling fan

Living in Graceville offers an unmatched lifestyle of convenience and comfort. This is a location to adore where you'll be spoiled for choice with the myriad of cafes and restaurants nearby and the Graceville train station is a just a short stroll away, ensuring effortless connectivity to the city and beyond. Elite schools are in close proximity, Faulkner and Girraween parks and the Graceville Riverside Parklands are close by providing ample opportunities for outdoor recreation and when retail therapy is on the agenda, Indooroopilly Shopping Centre is in easy reach.