

**175 Graceville Avenue, Graceville, Qld 4075**



**House For Sale**

Wednesday, 10 July 2024

175 Graceville Avenue, Graceville, Qld 4075

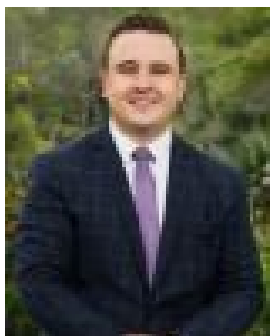
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Jackson Evenden

0733793535

## Auction

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

<https://raywhitesherwood.com.au/watch-our-auctions-live> Welcome to 175 Graceville Avenue, Graceville. A beautifully designed family home that offers space, comfort, and convenience for everyone. This exceptional property is perfect for those seeking a stylish and spacious residence in a prime location. This home features four generously sized bedrooms, providing ample room for relaxation and privacy. With three modern bathrooms and a powder room, morning routines will be a breeze for the whole family. The newly renovated kitchen boasts large bench space with a butlers pantry and abundant storage options. Enjoy movie nights in your very own cinema room and entertain guests in the expansive living and dining area downstairs, which seamlessly opens via timber folding doors onto a large covered outdoor entertaining area. The outdoor alfresco space with outdoor kitchen and tv wall mount is perfect for hosting barbecues, family gatherings, or simply enjoying a quiet evening outdoors. Situated on a 405sqm block, this property offers plenty of space for outdoor activities in your low maintenance garden. This garden also features an automated irrigation system. The home also includes ample storage throughout, air conditioning for year-round comfort, minimal electrical bills with the 13kwh solar and double inverters, and shutters and blinds on the windows for added privacy. Car accommodation is made easy here with a double carport out the front with a security gate for added peace of mind. Located in the heart of Graceville, this home offers unparalleled convenience with local schools, public transport, shops, parks and cafes all within walking distance. This stunning family home at 175 Graceville Avenue, Graceville is going to auction on the 31st of July, if it's not sold prior. Don't miss this incredible opportunity to secure your dream home! - Building and Pest Inspection report available upon request  
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>.