

**309 Long Street East, Graceville, Qld 4075**



**House For Sale**

Wednesday, 10 July 2024

309 Long Street East, Graceville, Qld 4075

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Douglas May  
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## Auction

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

<https://raywhitesherwood.com.au/watch-our-auctions-live> Residing in a leafy green enclave atop a north-facing lot embracing sunshine and breezes, this beautiful post-war house delights in a perfect Graceville position. With a low-set, four-bedroom design and transport, cafes, parks, and schools only steps from your door, this property is ideal for young and growing families, couples and downsizers seeking ease of living and a relaxed lifestyle in a single-level home. The alluring interiors beckon you inside, where polished timber floors and soft tones create a bright, fresh feel illuminated by the natural light and leafy outlooks. The sublime sense of movement flows across the air-conditioned lounge room and dining area, which frame the spacious, central kitchen. Configured with an open layout, inviting connection, and well-appointed with stainless steel appliances, lots of cabinetry and a walk-in pantry, cooking, dining and entertaining are made easy. Three separate decks offer relaxing retreats for hosting, family dining, and peaceful moments outdoors. With these alfresco spaces surrounded by generous front and rear yards nestled behind a picket fence, you will love the room to run and play with kids and pets. Four bedrooms feature built-in robes, and the property shares two bathrooms and an internal laundry. Situated on a fully fenced block, there is ample parking for three cars. Property features:- Beautiful post-war home on a north-facing 607sqm lot- Air-conditioned lounge, separate light-filled dining area- Central kitchen with stainless steel appliances and lots of storage - 3 decks and front/rear yards for entertaining, relaxation, kids and pets- 4 bedrooms with BIRs, 2 bathrooms, internal laundry- Fully fenced with 3-car accommodation Immersed in lush green surroundings on a tranquil tree-lined street, this home offers a marvellous Graceville lifestyle. With scenic parks, playgrounds and sporting fields at the end of the road, and riverfront walking paths only steps away, you can relax amongst the idyllic recreation space. Regal Cinemas and the local tennis, golf and pony clubs are also nearby, offering additional fun for the family. Grab your morning coffee and dine with friends 700m away at Graceville's cafe/restaurant precinct and 1.3km away at Sherwood Central. Positioned just 1.5km from Graceville and Sherwood railway stations, within the Sherwood State School catchment, and close to childcare, Christ the King, St Aidan's and St Peter's - an exquisite opportunity awaits. 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>.