

**36 Long Street West, Graceville, QLD, 4075**

 **hausse realty**

**House For Sale**

Thursday, 24 October 2024

**36 Long Street West, Graceville, QLD, 4075**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Charles Wiggett  
0730677267

## Elegant entertainer with impressive space and style in sought after Graceville

Swap the stresses of the everyday world and escape to your very own sanctuary here. Occupying a low maintenance block with manicured gardens and mature privacy hedges, this stunning residence delivers multiple options for sublime outdoor living. The star of the show, a gorgeous saltwater pool with water feature, sandstone terrace surrounds and a huge pool house complete with fully equipped wet bar. A series of living zones and a large home office also feature across the expansive two-level layout. Four bedrooms with the potential for a fifth and three luxury bathrooms, provide ample accommodations for the largest of families.

Spacious living and dining areas are complemented by a sleek and streamlined kitchen, appointed with a suite of Bosch appliances. Upstairs a large living space leading to the rear deck accompanies the four bedrooms on this level, the spacious master suite with private access to the front balcony also features a walk-in robe and opulent ensuite.

- Elegant two level home with abundant indoor/outdoor living
- Fully fenced 498m<sup>2</sup> block
- Saltwater pool with surrounding sandstone terrace
- Separate pool house with built-in wet bar plus covered poolside patio
- Sleek kitchen with stone benchtops, long breakfast bar and plenty of storage
- Bosch appliances – mains gas cooktop, oven and dishwasher
- Spacious upstairs living with polished timber floorboards and dual access to rear deck
- Large home office fully fitted with multiple workstations
- Three luxe bathrooms and powder room with stone benchtops and floor to ceiling tiling
- Huge master suite with walk-in robe, ensuite, access to front balcony
- Double garage has adjacent workshop with built-in shelving
- Fully fitted laundry with linen cupboard and laundry chute
- 5.5kw (approx.) solar system with newly installed inverter
- Solar water heater with booster
- Split system air-conditioning and ceiling fans throughout
- Rainwater tank

This is a location families will love, situated within the catchment areas of Sherwood State and Corinda State High schools, with Christ the King Primary, Saint Aidan's Anglican Girls' School and Saint Joseph's Catholic Primary within a 2km radius. Enjoy an easy walk or cycle to Graceville train station just 650m away, local shopping options are reached within a five minute drive and major retailers at Indooroopilly Shopping Centre are just 3km away.