

40 Park Rd, Graceville, QLD, 4075



House For Sale

Tuesday, 1 October 2024

40 Park Rd, Graceville, QLD, 4075

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Douglas May
0410488110

SENSATIONAL FAMILY ENTERTAINER CLOSE TO IT ALL

ONLINE AUCTION

5:00pm Wednesday 23rd October 2024

Go To: <https://raywhitesherwood.com.au/watch-our-auctions-live>

Resting in a leafy green setting within a highly desirable enclave of Graceville, this exquisitely designed family entertainer offers an exceptional lifestyle with schools, transport, dining and parkland steps away.

Merging classic and contemporary styles, the warm, welcoming interiors are awash with light and breezes and beautifully appointed with timber floors, granite benchtops, plantation shutters, ducted air-conditioning, and wired speakers, creating a relaxing atmosphere.

Crafted for superior comfort across all seasons and occasions, the open layout binds the indoor and outdoor zones to form a single flowing retreat to enjoy with family and friends.

A magnificent kitchen sits centrally within the spacious lounge and dining area, showcasing European appliances, 2pac cabinetry, and a superb waterfall granite island bench you can gather around for casual meals, conversation and drinks.

An outdoor kitchen with a BBQ rests on the rear deck, which overlooks the glistening swimming pool, lounging area and low-maintenance backyard. Featuring room to wine, dine, unwind and play with the kids, this outdoor hideaway offers summer bliss in the sunshine and shade.

The house features four bedrooms with built-in robes and two modern bathrooms with full-height tiles, including a master ensuite. The large area downstairs boasts a tandem garage and an extensive storage space, offering plenty of room for bikes, a gym or a workshop.

Property highlights:

- Sensational family entertainer positioned on 501sqm
- Open lounge and dining area with beautiful timber floors
- Kitchen with granite benchtops, 2pac cabinetry and European appliances
- Entry deck and a rear deck with a built-in BBQ and bar fridge
- Swimming pool, secure backyard, gorgeous gardens
- 4 bedrooms with BIRs, 2 bathrooms (1 ensuite), concealed laundry
- Tandem garage and a large storage area with room for a gym/workshop
- Ducted air-conditioning, ceiling fans, wired speakers
- 7.7kW solar system, irrigation system

Offering a lifestyle of relaxed suburban living, this home is positioned on a leafy street just a short walk from sprawling parklands, playgrounds, netball courts and the riverfront. Featuring a popular collection of cafes, restaurants, Regal Cinemas and Graceville train station less than 1km away, transport and dining are on your doorstep. Perfect for families, children are only 350m from Graceville State School, 600m from Christ the King Primary School, and top high schools are moments away.

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