

**44 Fisher Street, Gracemere, QLD, 4702**



**House For Sale**

Saturday, 10 August 2024

44 Fisher Street, Gracemere, QLD, 4702

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Melinda Kirby  
0499274389

## **Low-Set Brick Home in Gracemere with a Shed**

Welcome to your new home in Gracemere! This delightful low-set brick home sits on an 826m<sup>2</sup> block, offering comfort and functionality.

Step inside to a spacious living area that seamlessly flows into the modern kitchen and dining space. The kitchen is a delight, featuring ample storage, a large pantry, a dishwasher, a 4-burner gas stove, and an island counter ideal for casual dining.

Three good-sized bedrooms, all featuring built-in robes. The bathroom has a large shower, toilet, and vanity, with convenient two-door access to and from the main bedroom. An internal laundry with a linen cupboard provides direct outside access to the hills hoist clothesline, while a separate toilet adds extra functionality to the home.

For vehicle security and storage, there is a double garage plus a double carport at the front. With side access leading to a generous 7x6m shed, complete with a 7x3m awning for additional covered space. The large entertainment area is perfect for hosting family gatherings or entertaining friends.

Comfort is guaranteed with ceiling fans and air conditioning throughout the home. This property offers everything you need.

Rent is currently appraised to achieve up to \$500.00 per week.

### **LOCATION HIGHLIGHTS:**

- 2 minute drive to Park, Playground, Pool and Pump Track
- 3 minute drive to Gracemere State School
- 3 minute drive to Lawrie Street Shops (Foodworks, Bakery, Butcher, Takeaway)
- 3 minute drive to St Paul's Catholic Primary School
- 5 minute drive to Gracemere Shopping World
- 15 minute drive to Rockhampton
- 16 minute drive to The Cathedral College
- 18 minute drive to Rockhampton State High School
- 26 minute drive to Stockland Rockhampton

Don't miss the opportunity to make this your new home in Gracemere!

**CONTACT THE MELINDA KIRBY TEAM - ROCKHAMPTON'S #1 FEMALE AGENT TO ARRANGE YOUR INSPECTION TODAY!**