

# 45 Raymont Road, Grange, Qld 4051

## House For Sale

Saturday, 29 June 2024

45 Raymont Road, Grange, Qld 4051

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Emily Magee  
0410140105

## Auction

You'll love everything that Grange has to offer as it is such a wonderful community. There are great schools (Wilston State School catchment and also close to St Columbus's Primary School), parks, bikeways along the Kedron Brook, sporting grounds, coffee shops and easy access to the City just under 7kms away, and the North side's two major hospitals are within 5kms. From the moment you step in the oversized timber front door, and into the light-filled entry, you'll love the high ceilings, timber accents, and inviting feel that this sizeable family home offers. Downstairs takes you through to an open plan kitchen, dining and living space, which flows out to a North facing covered timber deck that overlooks the fully fenced and private garden, perfect for kids and pets. The kitchen offers stone benchtops, a walk-in pantry, 5 burner gas stove, oven, dishwasher, double fridge space, and looks out to the deck and garden beyond. Upstairs takes you to four really good sized bedrooms and a huge living area that could easily also house a study or work-from home space. Also on this level are two good sized bathrooms and a sizeable linen/storage cupboard. Each of the four bedrooms and living space have plantation shutters, fans and air-conditioning. The main bedroom has a walk-in robe, ensuite and lovely views taking in part of the nearby park. The second bedroom is substantial, with a wall of built-in robes, perfect for guests. Two other bedrooms, each with built-in robes, fans and air-con complete this level. From this location you can walk to the park (literally 4 houses away) complete with fantastic playground and loads of space to kick a football. A little further takes you to the nearby bike/walking trails down to Kedron Brook, which leads you to popular Grinstead Park and also further towards the City. Nearby coffee shops, corner store, local library, fuel station and bus stops add to the convenience of this location. Features include: - 4 Large bedrooms including master with ensuite & walk-in robe - 2 Spacious living areas over 2 levels - 2 Bathrooms upstairs and additional powder room downstairs - Separate laundry - 11 Year old build - Huge North facing rear deck overlooking grassed garden - Low maintenance landscaped gardens - Double side by side, remote lock-up garage - Air-con and fans throughout - Water tank - Mains gas connection - 405m<sup>2</sup> Low maintenance block If you have been looking for a low maintenance family home in a great location, that doesn't compromise on living space, elevation or storage, and is ready for you to move straight in, this is it. Auction: Wednesday July 17th at 6:30pm Auction location: In Rooms, Harcourts Solutions, 142 Newmarket Road, Windsor All enquiries to Emily Magee 0410 140 105.