

**6 Grevillea St, Everton Hills, QLD, 4053**

**House For Sale**

Thursday, 1 August 2024

6 Grevillea St, Everton Hills, QLD, 4053

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Spacious home with legal height rumpus downstairs

Discover the perfect blend of comfort and flexible living in this exceptional family home, located in one of the area's most sought-after suburbs. This great two-story residence offers exceptional dual living potential, perfect for growing families or those seeking a bit of extra space.

Making your way up the front stairs, you'll be greeted by a charming front patio, a delightful spot to unwind and enjoy the serene surroundings. Stepping inside, the home opens to a spacious and light-filled living area, featuring ceiling fans, air conditioning, and beautiful polished hardwood floors. The living space effortlessly transitions into the dedicated dining area, which is ideal for family meals and gatherings.

The heart of the home is the well-appointed kitchen. It boasts a double sink, a dishwasher, and ample storage solutions to accommodate all your culinary needs. From here, you can access the back patio, a fantastic extension of the living space that's perfect for entertaining guests or simply enjoying a quiet evening outside.

Convenience is key, and this home delivers with large storage cupboards along the hallway. Upstairs hosts three generously sized bedrooms, each equipped with built-in mirrored wardrobes and ceiling fans for comfort. The master bedroom enjoys the added benefit of air conditioning. The spacious bathroom, featuring a separate toilet, conveniently serves the upper level.

Downstairs, you'll find a large, versatile space that holds significant potential for dual living, with tiled floorings and ceilings of legal height ensuring comfort and functionality. This area also includes a laundry room and an additional toilet, enhancing the convenience of the home. Ample under-house storage ensures you'll have plenty of space for all your belongings. Throughout the home, security screens provide peace of mind, ensuring your family's safety and privacy.

The expansive backyard is a standout feature, offering plenty of room for children to play or for hosting outdoor gatherings. Enjoy the natural shade provided by mature trees and take advantage of side access for storing a vehicle or boat.

### Key features:

- Two-story residence with dual living potential
- Spacious living area with great natural light, ceiling fans, and air conditioning
- Polished timber floors throughout main living spaces
- Dedicated dining area flowing into the kitchen
- Well-equipped kitchen with double sink, dishwasher, and ample storage
- Back patio for additional space and entertaining
- Large storage cupboards
- Three good-sized bedrooms
- Bedrooms with built-in mirrored wardrobes and ceiling fans
- Master bedroom with air conditioning
- Spacious bathroom with separate toilet on the second floor
- Large built-in area downstairs with legal ceiling height
- Downstairs laundry
- Additional toilet for convenience
- Expansive under-house storage
- Generous backyard
- Side access for vehicle or boat storage
- Security screens throughout the house

### Location:

- 1km from Prince of Peace Lutheran College

- 1.3km from Grovely State School
- 1.8km from Arana Hills Plaza
- 2km from Mitchelton State High School
- 2.4km to Brookside Shopping Centre
- 2.5km from Grovely station
- 4.5km from McDowall State School
- 12km to Brisbane City
- 16km to Brisbane Airport
- Walking distance to local parks, bikeways, cafes, restaurants, and public transport options

This property promises comfort, convenience, and potential, don't miss the opportunity to make it yours and enjoy all it has to offer! Contact the Catherine White team today!