

# 7 Abby Drive, Gracemere, Qld 4702

## House For Sale

Thursday, 11 July 2024



7 Abby Drive, Gracemere, Qld 4702

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Todd Russell

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## Price Guide \$490,000 - \$540,000

This four-bedroom, two-bathroom home in Gracemere offers a blend of modern comfort and functional design, making it ideal for families or investors seeking quality. Here are the key features:

- Location and Layout:** - Situated on a spacious block with no direct back neighbours, this lowset brick home provides both aesthetic appeal and low maintenance. - The spacious, air-conditioned open-plan living area welcomes you upon entry, featuring tiled floors that enhance the feeling of this home.
- Kitchen:** - A modern kitchen with stylish countertops and practical layout - Equipped with an electric cooktop, catering to convenience and contemporary taste.
- Bedrooms and Bathrooms:** - The main suite includes air conditioning, an ensuite bathroom, and a walk-in wardrobe for added comfort and privacy. - Three additional bedrooms feature built-in robes, air-conditioning & ceiling fans, ensuring ample space for family members or guests.
- Garage and Laundry:** - A two-car garage with remote entry, with access to the backyard and internal access - Separate laundry room with access to the backyard.
- Outdoor Living:** - Enjoy a covered outdoor deck, perfect for relaxation and entertaining. - The flat, fully fenced backyard offers security and space for outdoor activities. - Garden shed, water tank and clothes line are extra additions.
- Additional Features:** - Located close to St Paul's Catholic School and Gracemere Shopping World, ensuring convenience for daily needs and education.
- Ideal for Families or Investors:** - Whether you're looking to accommodate a growing family or seeking a sound investment opportunity, this home offers both functionality and quality.

This property's blend of modern amenities, practical layout, and convenient location makes it a standout choice in Gracemere. For those interested in viewing or further details, scheduling an inspection is recommended. Call Todd Russell today 0428 643 332!

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspections or otherwise.