

**157 Graceville Ave, Graceville, QLD, 4075**



**House For Sale**

Tuesday, 26 November 2024

157 Graceville Ave, Graceville, QLD, 4075

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Lachlan Humble  
0438688347



Douglas May  
0410488110

## TRANQUIL FAMILY OASIS IN THE HEART OF GRACEVILLE

Live, work and play in this private, tranquil oasis, set across two desirable lots on an expansive, flood-free 810sqm corner parcel on an exclusive Graceville avenue.

A perfect place to call home with exceptional liveability and a versatile layout, the house is destined for families, those with multiple generations under one roof, and buyers with a home business seeking excellent exposure opposite Graceville Riverside Village.

Boasting a brick design that stays cool in summer and warm in winter, the property has undergone a sustainable and sympathetic renovation with recycled materials and an aesthetic that harmonises with nature and the surrounding character homes.

Natural light, Mt Coot-tha views and city glimpses fill the upper level, which flows to a sunroom/study, lounge and dining area. This open layout merges with the balcony, harnessing a relaxed ambience over the trees, and the well-appointed kitchen, featuring stainless steel appliances, a gas cooktop, and a breakfast bar for cooking and meals.

Three bedrooms are upstairs, and an air-conditioned rumpus and multipurpose room downstairs provide a retreat for parents/kids/a business, opening to an exceptional alfresco setting and a kitchenette for outdoor drinks and dining. Extending across the sculpted lawns, swimming pool and spa, this private oasis lends itself to picture-perfect leisure, morning and evening dips, family time and entertaining amongst the calming waters and shaded greenery curated with fruit trees, palms, exotics and native plantings.

Property highlights:

- Renovated home positioned on an 810sqm corner parcel on 2 lots
- Upstairs sunroom/study, lounge, dining area and open-plan kitchen
- Downstairs rumpus/retreat providing breakout space
- Alfresco balcony, front and rear patios, outdoor kitchenette
- Swimming pool, spa, curated native and tropical gardens, sculpted lawns
- Room for a trampoline, outdoor cinema and large-scale entertaining
- 3 bedrooms with BIRs, 1 multipurpose room, 2.5 bathrooms, large laundry
- Automated gate, 1-car lock-up garage, off-street parking
- Freshly painted, updated lighting and fans, air-conditioning, 2x 5,000L water tanks

Presenting an exclusive lifestyle, the local IGA, bakery, shops and dining are right across the street at Graceville Riverside Village. You can walk 1km to the cafe and restaurant precinct, and movie nights await at Regal Cinema. Scenic parks, playgrounds, and riverfront walks are only a stone's throw away, and sports are nearby at the tennis centres and golf courses.

Bus stops and Graceville train station are within easy walking distance, Indooroopilly Shopping Centre is 3.6km away, and you are 10km from the CBD. Kids are in the sought-after Sherwood State School catchment, and families are moments from Christ the King, St Joseph's Primary School, St Aidan's, St Peter's, Brigidine and Ambrose Treacy College.

**DISCLAIMER:** Whilst all care has been taken to ensure that the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, we recommend that all interested parties should make their own enquiries and due diligence to verify the information. Any personal information provided to Cameron Crouch Property T/As Ray White Sherwood, will come under the terms set out in our Privacy Policy, which can be found here for your convenience: <https://www.raywhite.com/privacy>.