

4 Connors Street, Graceville, QLD, 4075

House For Sale

Wednesday, 27 November 2024

4 Connors Street, Graceville, QLD, 4075

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



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Charming post-war cottage on rare 610sqm corner allotment

Situated amongst established properties in a sought-after enclave and enjoying the ambience of a wide tree-lined street, this two-bedroom residence is available on the market for the first time in 11 years. Built in 1960 and beautifully updated, this flood-free, lowset home boasts superb entertainment options and an ambience that will appeal to first home buyers, downsizers and investors alike.

The home showcases the character features buyers have come to expect of this era – earthy polished timber floors, lofty ceilings, VJ walls and a calming neutral colour palette. An intelligent layout with comfortably separated bedrooms and two bathrooms deliver a property which will also offer fantastic opportunity for optimising rental return, while also promising to suit dual-living arrangements.

Both bedrooms offer built-in robes, air-conditioned comfort and ceiling fans. A further room presents an opportunity to customise for your purpose as a home office, study or perhaps a perfectly-sized nursery.

The main bathroom features dual vanities, a shower and toilet facilities, while the second bathroom is also stylishly equipped with a full-sized bath, shower and toilet.

Forming the heart of the residence is a generous air-conditioned open-plan living and dining area filled with natural light. An updated adjoining kitchen includes a breakfast bar adorned with stone benchtops and accented by a tiled splashback. Fitted with quality appliances including a Bosch dishwasher, gas cooktop and 600-millimetre oven, the culinary space also has ample under-bench and overhead cupboard storage.

Extending the entertainment options outside is a covered rear deck that lends itself to sensational barbecues, al fresco meals and afternoon drinks. The home is fully fenced, with mature gardens surrounding the property. Another large open-air deck provides the perfect addition for family gatherings or lazy afternoons with friends under a shady tree.

Complete with a secure single garage and an attached single carport, the property also includes laundry amenities, a new electric hot water system, air-conditioning, ceiling fans throughout and brilliant storage options.

Only a leisurely stroll from the Graceville train station and Honour Avenue's attractions, this exceptional residence is also close to Graceville Memorial Park's sporting facilities and a plethora of other sporting options including cricket, football (AFL & Rugby), tennis, netball and golfing options. Sherwood Arboretum's playgrounds, Indooroopilly Shopping Centre and UQ's Saint Lucia campus are nearby. Additionally, a multitude of popular Graceville cafes and restaurants are right on your doorstep.

Falling within the Graceville State School and Corinda State High School catchment areas, this wonderful home is also a short distance from Saint Aidan's Anglican Girls' School, Saint Joseph's Catholic Primary School and Christ the King Primary School. Do not miss this exciting opportunity – call to arrange an inspection today.

Disclaimer:

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