

**61 Waratah Avenue, Graceville, Qld 4075**



**House For Sale**

Tuesday, 7 January 2025

61 Waratah Avenue, Graceville, Qld 4075

**Bedrooms: 3**

**Bathrooms: 1**

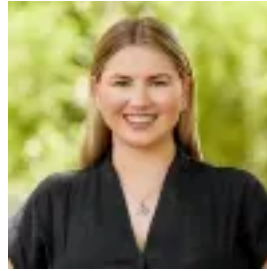
**Parkings: 1**

**Area: 607 m2**

**Type: House**



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## ACCEPTING OFFERS PRIOR TO FORTHCOMING AUCTION

FORTHCOMING AUCTION - IF NOT SOLD PRIOR

Perched in a leafy landscape directly opposite the scenic greenspace of Faulkner Park, this low-set brick charmer offers a world of potential in a beautiful tree-lined enclave. Offering a wonderful opportunity for families and positioned within the sought-after Graceville State School and Indooroopilly State High School catchments, it is the perfect time to secure this home for the new school year. Presented in original condition on a splendid 607sqm lot, the house will delight with its ornate cornices, timber floors, and collection of casement, sash and louvre windows framing tranquil parkland and garden views. Ready for immediate enjoyment or a remarkable renovation, you can harness the home's untapped potential and make your mark on this magnificent residence. Air-conditioning creates an invigorating atmosphere across the sunroom, living room and dining area, extending into the kitchen/meals space. A sunlit patio at the rear offers a peaceful retreat outdoors to unwind and entertain as kids play in the grassy backyard, surrounded by private, established gardens. Three bedrooms plus a study are serviced by a bathroom, and there is an additional toilet and laundry. A lock-up garage with a storage area finalises this functional floor plan.

Property highlights:- Charming low-set brick home on 607sqm opposite Faulkner Park- Tranquil tree-lined outlook and peaceful north/south aspect- Sunroom, dining area and living room offering comfortability- Kitchen/meals area with a stainless steel oven and gas cooktop- Alfresco patio and grassy yard surrounded by established gardens- 3 bedrooms (2 with BIRs), study, 1.5 bathrooms, laundry- 1-car garage with a dedicated storage area- Air-conditioning and ceiling fans

Experience the best of the outdoors with scenic parkland right outside your front door. Families can spend hours running through the greenspace, playing in the playgrounds, and walking along the river, and there is a dog park steps away for furry friends. Graceville's cafes, restaurants and cinema are a short stroll away for dining and entertainment, and the train station is 1.2km away for easy travel. Just 9.5km from the CBD, 500m from Graceville State School, 1.1km from Christ the King, and minutes from St Peter's, St Aidan's, Brigidine, Ambrose Treacy College, and Indooroopilly State High School, this position offers everything your family needs and more.

**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>.