

# 75 Molonga Terrace, Graceville, QLD, 4075

Place. **P**

## House For Sale

Thursday, 14 November 2024

75 Molonga Terrace, Graceville, QLD, 4075

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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## Riverfront sophistication in an exclusive cul-de-sac

Offering the ultimate in privacy and refinement, this four-bedroom sanctuary has been expertly crafted with a clear vision and phenomenal attention to detail. Commanding breathtaking Brisbane River views from an elevated and flood-free 812sqm allotment, this dual-level prestige home boasts elegant interiors, spectacular entertainment options, a lavish swimming pool and a private pontoon.

Tastefully complementing its bushland surrounds and picturesque setting, the property features an earthy colour palette of rich emeralds, warm browns and deep ebony. Timber and stone accents ground the residence in nature-inspired beauty, while full-height glass highlights the mesmerising outlook and encourages natural light to flow throughout the home. A wide layout stretches up the river's bend, making the property feel like an exclusive retreat amongst the treetops.

Positioned at the end of a quiet cul-de-sac, the residence continues from its grand entry to a spacious open-plan living and dining area on the ground level. Showcasing lofty 3.4-metre-high ceilings, a wood-burning fireplace, polished concrete floors and sleek joinery, this welcoming central space invites you to unwind and host guests in style.

A spectacular culinary space, an adjoining gourmet kitchen displays a large breakfast bar, stunning Esmerelda marble benchtops, a butler's pantry, pendant lights and ample cupboard storage. Avid cooks will also appreciate the suite of premium Wolf and Sub-Zero appliances available.

Seamlessly connected to the indoors via large glass sliding doors, a covered alfresco area serves as a brilliant vantage point for admiring the spellbinding vista. Here, you will find a full outdoor kitchen with a built-in barbecue and a drinks fridge. Reminiscent of a five-star resort, a luxurious infinity pool looks out across flourishing greenery to the sparkling Brisbane River beyond. An external staircase leads down to a sloped rear yard, mature gardens, a firepit area and a private pontoon.

Also on this level, an ensuited guest suite benefitting from a walk-in robe is also suitable for older generations or young adults.

Upstairs, a generous family lounge area with a bar and an attached study nook extends the entertainment options. There is also a large partially-covered balcony encompassing its own outdoor kitchen and alfresco entertainment area.

Capturing its own extraordinary river views, an opulent master suite has a large walk-in robe. An accompanying ensuite features floor-to-ceiling tiling, mirrored cabinetry, a Verde Alpi marble-clad dual vanity, dual showers and a freestanding bath. Finishing the home, another ensuited bedrooms also have walk-in robes.

Complete with a secure dual garage and an internal laundry, the property also includes multiple powder rooms, excellent storage, ducted air-conditioning, ceiling fans, double-glazed windows, smart connectivity and Mortlock thermally-modified timber cladding.

Streets away from Honour Avenue's popular cafes, restaurants, boutiques and cinema, this incomparable residence is also close to the Graceville train station. Graceville Memorial Park's sporting facilities and Sherwood Arboretum's family-friendly playgrounds are nearby. The scenic Indooroopilly Riverwalk, Indooroopilly Shopping Centre and UQ's Saint Lucia campus are minutes away.

Falling within the Sherwood State School and Corinda State High School catchment areas, this unrivalled 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 exclusive opportunity – call to arrange an inspection today.

Disclaimer:

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes