

Just Listed



39 Victoria Street, Gracemere



## Family Space, School Convenience & Outstanding Value in the Heart of Gracemere

Positioned in one of Gracemere's most convenient family-friendly locations, this well-built double-storey home offers exceptional value for buyers seeking space, functionality, and everyday practicality.

Set on a generous 927m<sup>2</sup> level allotment directly across from St Paul's Catholic Primary School, this property is ideal for families, tradespeople, hobbyists, or anyone wanting room to move in a quality neighbourhood.

Boasting four bedrooms, two bathrooms, multiple living zones, and excellent vehicle access, this home has been thoughtfully designed for comfortable living with plenty of flexibility downstairs for extended family, teenagers, hobbies, home office or entertaining.

 4  2  4  927m<sup>2</sup>

Price Great Value at \$699,000

Property Type Residential

Property ID 1206

Land Area 927 m<sup>2</sup>

### Agent Details

Alan Cornick - 0418 792 888

Leonie Wheeler - 0428 199 930

### Office Details

Rockhampton

109 Campbell St

Rockhampton City QLD 4700

Upstairs features hardwood floors, a modern kitchen, open-plan lounge and dining area, split system air-conditioning and three bedrooms, two with built-ins. The master bedroom and additional bedroom are air-conditioned, while ceiling fans are in all bedrooms. The home provides year-round comfort, and faces south, capturing a pleasant aspect and natural airflow.

Downstairs offers an opportunity for dual living with an air-conditioned tiled rumpus room with gyprock-lined walls and ceiling, an additional bedroom/utility room, second bathroom, laundry, undercover patio and internal access to the double garage. A standout feature is the concealed mechanic's work pit beneath one garage bay – ideal for the car enthusiast or home mechanic for car servicing.

Outside, the large, fully fenced yard provides security for children and pets, with excellent side vehicle access and plenty of additional off-street parking. Garden enthusiasts have a blank canvas to create a dream garden in the backyard. There is plenty of room to install a pool and create an outdoor entertainment area.

The level, well-drained allotment offers space for extra vehicles, trailers, boats, or future improvements.

Additional features include:

- 927m<sup>2</sup> level allotment
- Four bedrooms, two bathrooms
- Double roller-door garage
- Concealed mechanic's service pit
- Solar hot water system
- Solar power to the grid
- Modern kitchen with open-plan living
- Hardwood timber floors upstairs
- Tiled rumpus room downstairs
- Air-conditioning and ceiling fans

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- Excellent fencing for pets and children
- Outstanding location opposite St Paul's Catholic Primary School
- Convenient access to shops, services, and Gracemere amenities

A quality home offering size, versatility, and location — all at an attractive price point.

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

Note – File photos have been used in marketing.  
Inspections welcome.

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