

39 Victoria Street, Gracemere







MASSIVE PRICE REDUCTION

3 2 4 927m2

MOTIVATED SELLERS INVITING REASONABLE OFFERS. 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 927m² 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.

Upstairs there are 3 bedrooms two with built-ins, with potential to create another if more bedrooms are a necessity for a large family. The bathroom is separate from the wc. Upstairs also features hardwood floors, a modern kitchen, open-plan lounge and dining area, and split system air-conditioning. The master bedroom and

Price	Reduced to Sell at $599,000
Property Type	Residential
Property ID	1206
Land Area	927 m2

Agent Details

Alan Cornick - 0418 792 888
Leonie Wheeler - 0428 199 930

Office Details

Rockhampton

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. There is a solar water system and solar electricity to the grid to reduce the pain of huge electricity bills

Downstairs offers an opportunity for extended family living with an air-conditioned tiled rumpus room with gyprock-lined walls and ceiling, an additional 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. There is also room for a granny flat (Subject to council regulations).

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

Additional features include:

- 927m² level allotment
- Three + potential 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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ALAN CORNICK REAL ESTATE
from Beach to Bush... Always Selling!

- 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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