13 Ward Street, Gracemere

13 Ward Street, Gracemere | Large Family Home & Dual Living Opportunity

Offers From $675,000 Considered

13 Ward Street, Gracemere presents an exciting opportunity for families, investors and buyers seeking a versatile property with the added benefit of potential dual living.

Set on a large, fully fenced property, this substantial home offers a practical two-level layout, providing plenty of space for the growing family while also presenting an attractive investment opportunity.

The downstairs level provides excellent flexibility for extended family, teenagers, guests or those looking to explore a dual living arrangement. It features two bedrooms, both with built-in robes and air-conditioning, along with its own living space, kitchenette and laundry with shower and toilet.

Upstairs, the home offers a spacious family living environment with timber floors, two additional bedrooms, separate living and dining areas, a modern kitchen and a large undercover rear deck.

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FOR SALE
Offers From $675,000 Considered

VIEW
Thu 8th Oct @ 5:00PM - 5:30PM

AGENTS
Eryn Carter
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AGENCY
LJ Hooker Rockhampton
(07) 4922 2122

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Property Highlights:

Downstairs:
• 2 bedrooms with built-in robes and air-conditioning
• Separate living area
• Kitchenette
• Laundry
• Shower and toilet
• Excellent potential for dual living, extended family or guests

Upstairs:
• 2 bedrooms with built-in robes and air-conditioning
• Timber floors throughout
• Separate living and dining rooms
• Modern kitchen
• Bathroom with shower and bath
• Separate toilet
• Kitchen opening onto large undercover rear deck

Outside:
• Solar system
• Pest control protection up to date
• Large, fully fenced property
• Side access to 6m x 5m shed
• Additional carport on opposite side for extra vehicle accommodation
• Carport also offers potential as an entertaining area
• 5 car under cover accommodation
• Fully security screened
• Brick base with hardiplank upper level

Whether you're searching for a spacious family home, looking to accommodate extended family or seeking an investment with flexible living options, 13 Ward Street offers plenty of opportunity.

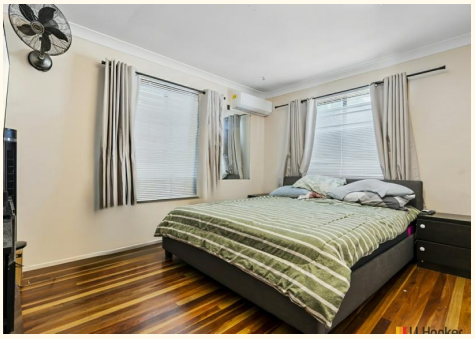
With its two-level layout, generous living spaces, dual living potential, substantial shed and excellent vehicle accommodation, this property is well worth inspecting.

Contact the team today to arrange your inspection and discover the possibilities at 13 Ward Street, Gracemere.

Carl Carter 0418 588 693 | Eryn Carter 0439 758 139

MORE DETAILS

Property ID	7Z7HVW
Property Type	House
Land Area	819 m2
Including	Toilets (2)



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13 Ward Street, **GRACEMERE**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Floor plan by: www.open2view.com.au

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