



3 Ward Street, Gracemere

Spacious Dual Living Family Home In The Heart Of Gracemere

Welcome to 3 Ward Street, Gracemere, a versatile family home offering the perfect blend of space, functionality, and flexibility. Set on a fully fenced 819sqm allotment, this impressive dual living residence is ideal for growing families, multi-generational living, or those seeking additional space for teenagers to enjoy their own independence.

Designed across two levels, the home offers exceptional versatility. Downstairs features a self-contained living zone complete with two bedrooms, a bathroom, kitchenette, and spacious living area, creating the perfect retreat for extended family, guests, or older children wanting their own space.

Upstairs, you'll find three additional bedrooms, a generous living area, and a functional kitchen with an abundance of storage.

Outside, the property continues to impress with a fully powered double bay garage, providing secure parking, workshop space, or room for hobbies and projects. Multiple garden sheds offer excellent storage solutions for tools, gardening equipment, and outdoor essentials.

The expansive, fully fenced backyard provides plenty of room for

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FOR SALE

Offers Over \$645,000 Considered

VIEW

Sat 26th Sep @ 9:00AM - 9:30AM

AGENTS

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Beau Rosin
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AGENCY

LJ Hooker Rockhampton
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Interested parties must rely solely on their own enquiries.



children and pets to safely play and explore, while the established grounds offer endless opportunities for outdoor entertaining and family enjoyment.

Property Highlights:

- Multi level home with solid brick base
- Downstairs fully contained, 2 bedrooms, bathroom, kitchenette and living space
- Additional 3 bedrooms upstairs
- Fully air-conditioned home
- Fully powered double bay garage
- Garden shed for additional storage
- Solar panels and hot water solar system
- Fully fenced on 819sqm

Conveniently positioned close to local schools, shopping centres, parks, and other everyday amenities, this home delivers the lifestyle and flexibility many families are searching for.

Whether you're accommodating a growing family, looking for dual living potential, or simply want a home with room for everyone, 3 Ward Street, Gracemere is an opportunity not to be missed.

Offers Over \$645,000 Considered

Contact us today to arrange your inspection and discover everything this versatile family home has to offer.

Brit Carr: 0407 228 860

Claudia Heath: 0488 056 093

MORE DETAILS

Property ID	800HVW
Property Type	House
Land Area	819 m2

Brit Carr 0407 228 860

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Beau Rosin 0434 014 684

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