

**1/297 Hawthorne Road, Hawthorne, Qld 4171**



**House For Sale**

Saturday, 18 November 2023

1/297 Hawthorne Road, Hawthorne, Qld 4171

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Fiona Berkman  
0402347009



Caitlin Uittenbosch  
0413083602

## Auction

This home is a rare find in a sought-after neighbourhood. It's one of just two duplexes in the complex, with four bedrooms and a study it's larger than most townhouses in 4171 and makes an easy alternative to a freehold home. Impeccably maintained with contemporary finishes, this property is move-in ready. It's available now so you could move in by Christmas if you need to! Boasting generous proportions and a thoughtful design that maximizes natural light, this expansive duplex offers 236m<sup>2</sup> of living space with a luscious, fully fenced garden for that is ideal for pets, children or simply basking in the sunshine on your lawn. Upon entering through breezy wide front door, you'll be greeted by an inviting foyer leading to two spacious queen-size bedrooms, a luxurious bathroom with a bath and a desirable home office bathed in natural light. Both bedrooms feature built-in wardrobes and sliding doors leading a generous deck adjoining the garden. Upstairs, the oversized master suite is a luxurious haven featuring a super-king-sized layout, expansive walk-in closet and a spacious ensuite. There is also a fourth bedroom (queen-size) which utilises the adjacent full-size guest bathroom. The living and entertaining spaces on this level are equally impressive, with soaring 2.8m ceilings and a seamless flow between dining and lounge areas. The open-plan kitchen is a chef's delight, complete with stone countertops, ample bench seating space, gas cooking, European appliances and dual sinks. With a seamless flow, the living spaces extend to wrap around veranda with a verdant outlook to the tree-lined street. An alfresco ceiling provides shade and protection ensuring a delightful indoor/outdoor experience year-round. On the lower level, a remote-entry garage accommodates two cars, provides ample storage space, and houses a convenient laundry area that opens to the side path with hinge-arm clothes line and access the manicured lawn recently landscaped with established Heliconias for a tropical oasis. This immaculate duplex residence is one of just two in the complex, and it comes with minimal body corporate fees (limited to insurances), making it a highly desirable alternative to a standalone house. Walking distance to: + the renowned Hawthorne Garage (premium IGA, cafe and florist) + Trendy eateries including Botanica, Cartel de Taco, Ardos wine bar + Hawthorne Cineplex Deluxe, Hermosa florist, Cellarbrations + a mere 750 meters from the Ferry Terminal + 1km stroll to Oxford Street village. This property offers a truly enviable lifestyle. Don't miss the opportunity to make it your own!

**AUCTION** Our instructions are to sell this property by Auction on Saturday 9th December (unless sold prior). The Auction is to be held at The Calile Hotel, Fortitude Valley from 8:30am with all pre-auction offers to be considered if on an unconditional contract. Due to QLD Auction legislation we cannot provide a price guide and comparable sales are not provided.

**MORE INFORMATION** To obtain a copy of the Information Memorandum or to arrange an inspection, please complete the **ONLINE ENQUIRY**. Or, contact Fiona Berkman on 0402 347 009 or Caitlin Uittenbosch on 0413 083 602 to discuss your requirements.

**\*Disclaimer:** The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.\*