

1 Hamlet Street, Annerley, Qld 4103

Sold House

Tuesday, 17 October 2023

1 Hamlet Street, Annerley, Qld 4103

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



Ben Smith
0405207360



Melanie Swindells
0432200464

\$1,527,000

Auction Location: On-Site Timeless character is reborn in this breathtaking family abode, occupying an elevated corner allotment in sought after Clifton Hill. An original 1920 homestead rebuilt in 2018, the home displays an abundance of warmth and charm, retained original details, stylish modern inclusions and lifestyle luxuries. Capturing a north/south aspect and exuding an airy atmosphere harnessing treetop outlooks and peaceful birdsong, the house has been consciously configured with open interiors that spill out to the enchanting entertaining spaces, allowing for seamless indoor/outdoor integration to keep you connected to the calming landscape. Timber floors, VJ walls, ornate breezeways, French doors and ceilings up to 3.2m adorn the interiors, enhanced with new air-conditioning and custom skirtings and architraves. A centrepiece of period appeal, the living and dining area leads into the exquisite modern kitchen, expertly appointed with marble benchtops, 2pac cabinetry and Bosch appliances. A servery window and French doors open this delightful family space to the expansive, elevated deck, forming an inspired entertainment space amongst the breezes, distant greenery and tranquillity. The perfect setting for Christmas lunch, parties and dinners, you can also watch kids swim in the shimmering pool below, complete with a lounging area for poolside drinks. The outdoor space continues with a relaxing front verandah, secure front and rear yards, picturesque gardens, and veggie gardens. The family-friendly floor plan features a private study, three air-conditioned bedrooms, a stunning powder room and a luxurious bathroom showcasing a marble benchtop, freestanding bathtub and gorgeous walk-in rainfall shower. Additional property highlights:- 607sqm corner block fronting Hamlet Street and Sarah Street- Tandem parking; expansive under-house storage area with laundry- Electric driveway gate; outdoor lighting; 7.5kW solar; water tank- Bosch gas cooktop, dual ovens and dishwasher; Omega rangehood- Air-conditioning and fans across the living area and bedrooms- Heated pool with Naked Pools system (chemical free)- Upgraded roof, plumbing, electrical and insulation Residing in a highly desirable enclave, this home features bus stops across the street, Billykart Kitchen 350m away, and Cafe O-Mai 500m from your door, perfect for weekend brunch. Right up the street from the local park and 650m to Yeronga Memorial Park, you will love the proximity to recreation space, playgrounds and sporting clubs. Just 1.8km from the upgraded Yeronga train station, 2.5km from the new Yeerongpilly Green, 6.5km to the CBD, and offering easy access to premier schools, UQ, Griffith University, Greenslopes Private and the PA Hospital - this sought-after lifestyle is not to be missed. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.