

11 Lama Street, Chelmer, Qld 4068

AdcockPrestige

House For Sale

Monday, 22 April 2024

11 Lama Street, Chelmer, Qld 4068

Bedrooms: 6

Bathrooms: 5

Parkings: 3

Area: 1365 m2

Type: House



Jason Adcock

Top Offer By 18 May 5pm

Available for private inspection tour this Wednesday and Saturday 2-2:30pm, please register with Jason Adcock prior to gain access. This beautiful light filled family home captures a connection to the outdoors. Meticulously presents with elegant timber and stone interiors and premium appliances, multiple living spaces, functional large private bedrooms and a host of well-considered, bespoke design elements. 3 Lots (1365m²) 30m frontage on a wide tree lined street the home has a commanding presence. The professionally designed garden creates privacy for enjoying the 15m pool and event-sized entertaining spaces. An intelligent floorplan creates zones for large families of all ages whilst and a seamless flow and sense of space. A significant architectural project has created this much admired home that graces one of Chelmer's beautiful tree-lined streets. The renovation and extension first required the Queenslander to be repositioned to the southern boundary opening up a large garden with the ideal north orientation. The addition of a large contemporary extension that blends seamlessly with the original home offers light-filled living, dining and kitchen areas with a 7m bi-fold door system accessing an all-weather deck that flows to the garden and pool area. This immensely proportioned home provides family members with designated zones in which to gather and talk, to dine and entertain or to lounge and relax alone. Perfect for younger families or those with older children. Parking is offered for three vehicles undercover, with additional secure parking for up to 4 more cars behind automated driveway gates. Immaculate throughout, from The Queenslander's original hoop pine floors, French doors to its VJ-lined walls and stunning 3.6-metre-high ceilings the section to the contemporary extension with Minerva limestone and blackbutt flooring, extensive glazing and split level living zones. Windows and louvres ensure the home is filled with light whilst offering lovely sky and garden views and functionally captures breezes from all directions. Air-conditioned throughout so that the home remains comfortable across the seasons. A sunken lounge and library area have polished Minerva limestone tile floors, integrated desk and display and storage cabinetry can be warmed by a gas fireplace. The statement kitchen featuring a waterfall-edged concrete island bench and a commercial grade stainless-steel work surface behind with an adjoining larder holding two side-by-side refrigerator freezers, a second sink with plentiful storage. Serving the kitchen are dual Gaggenau ovens plus integrated Gaggenau coffee machine and wok burner with a Miele induction cooktop and Qasair rangehood. The heart of the house is the outdoor fully covered deck, cooled by an industrial sized Big Ass fan, overlooking a grand liquidambar tree complete with fairy lights. The deck connects you entirely to the outdoor barbeque and seating, the garden. This picturesque setting with its well-maintained lawns and poolside terrace welcomes family events and school celebrations in style. The upper level of the extension includes the Main Bedroom and another two large bedrooms that are serviced by a family sized bathroom and relaxing bath tub. The Main bedroom overlooks a wide upholstered day bed with the views into trees controlled by an external automated vertical panel blind. Sandstone wall cladding features on the western wall and the custom joinery of the walk in dressing room and the inbuilt chest of draws are veneered in quarter-cut teak. The floor and walls of the light-filled ensuite are Minerva limestone that is also used for the dual basined vanity bench. The shower offers both a rail shower and a rain shower head and enjoys and directly overhead skylight. The original home on the upper contains two large bedrooms that both open on separate study areas and interconnecting bathroom and verandas. Both bedrooms also share a large lounge/ living room that opens onto the wrap around veranda with this entire area capable of being closed off to the remainder of the home. The old kitchen still features the original fire place with exposed bricks with this room previously used as another bedroom but currently a casual executive feel office space. On the lower level of this area is the perfect teenager or guest retreat with a large living/lounge room, and an ensuited bedroom presented in a modern industrial styled décor. The lower area also caters for access to your garage through a 'mud room' that purposely connects to the airy laundry with loads of storage including an industrial size Speed Queen dryer. The under the veranda area has a secure garden and tool storage room with further storage. Back to Base monitored alarm system and wi-fi enabled intercom stations on each level. The Chelmer railway station and bus stop are under 350m away giving you public transport access to the CBD 8kms away. Brisbane Boys College, St Aidans, St Peters and Ambrose Treacy and some of Brisbane's best public schools are close by all are well serviced by public transport. The University of Queensland and the Wesley Hospital are only a 6 km drive. Walking to Indooroopilly Shoppingtown only takes 15minutes.