

**11 Raven Street, West End, Qld 4101**



**Sold House**

Tuesday, 15 August 2023

11 Raven Street, West End, Qld 4101

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 486 m2**

**Type: House**



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**\$3,100,000**

Commanding a striking street presence this tri level family home is the property you have been waiting for. Recently renovated throughout, the home combines classic character charm with premium contemporary finishes. With absolutely nothing to do but enjoy everything this superb lifestyle location has to offer. The focus of this home is on family living with multiple living areas and outdoor spaces, a total of six bedrooms, two studies and three bathrooms. The lower level has two bedrooms, the master bedroom has a walk-in robe with lavish ensuite. With two studies and a second living area, there is a kitchen and a bathroom. Upstairs the expansive open plan living area offers seamless indoor/outdoor living via bi fold doors, the rear deck overlooking the pool and yard. The kitchen has been finished with smartstone benchtops with 2 pac cabinetry and an array of Smeg appliances. With another four bedrooms over this level, the main bathroom has floor to ceiling tiles with a stone vanity, the front verandah has suburb and Mount Coot-tha views. The low maintenance north facing backyard has a saltwater pool and gazebo. The basement garage has room for four cars with plenty of storage and a workshop. With plans completed to install a lift accessing the three levels. - Renovated family home - 456m<sup>2</sup> of living over 3 generous levels - 6 bedrooms, 2 studies, 3 bathrooms- Multiple outdoor entertaining spaces- Dual living options with self contained lower level- Reverse cycle air conditioning throughout - Saltwater pool with covered entertaining area- Solar system with 22 panels- Low maintenance yard and gardens - Basement garaging for 4 cars plus storage and workshop- Moments to Montague Markets cafes & retail shops- Walk to Boundary Street and West Village- Bus & City Cat terminals just minutes away- West End State School catchment- Brisbane State High catchment This lifestyle location is minutes to The Montague Markets and Boundary Streets restaurants, cafes and bars. Boundary street with West Village's Harris Farm Markets and specialty shops is just moments away. Surrounded by Brisbane's most sought after schools - West End State School, Brisbane State High, St Laurence's and Somerville House. The South Bank Parklands and the performing arts precinct of South Brisbane are within a short walk. Brisbane CBD is only 2.5kms away for those seeking a convenient inner city lifestyle.