

**11 Verry Street, Coorparoo, Qld 4151**



**House For Sale**

Monday, 22 April 2024

11 Verry Street, Coorparoo, Qld 4151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Robyn Hoare  
0419758904

## Expressions of Interest close 15th May

Steeped in history, beauty and period appeal, this timeless character home graces an elevated parcel in a premier pocket of Coorparoo. Built in 1927 and designed for the Brisbane climate, the house delights in an idyllic north-east aspect, harnessing unobstructed outlooks over the greenery and pleasant cross-breezes that filter inside. Showcasing a picturesque street presence, an updated and well maintained triple gabled façade, picket fence and ornate fretwork adorn the exterior and original pine timber floors, VJ walls and stained glass shine across the upper level. Enriched with high ceilings, French doors and abundant sunlight, you will love the spacious and comfortable atmosphere. Front and rear verandahs cater flawlessly to alfresco living and move seamlessly off the lounge, living area, dining room, and central kitchen featuring a walk-in pantry. Thoughtfully configured with an indoor/outdoor design offering year-round enjoyment, you can host dinners, drinks and parties with friends, and kids can play safely in the private backyard. Three bedrooms and two bathrooms span two levels and accompany an office with external access, offering a designated space to work from home. The upstairs bathroom will delight with its beautiful skylight and clawfoot bath, and the second bathroom sits alongside the internal laundry. Complete with a carport, storage area and workshop under the house, the floor plan provides functionality at every turn. Property features include:- 1927 triple-gabled character house on a 612sqm lot- Separate lounge, living room and dining room- Modern kitchen with quality appliances and a walk-in pantry- Front and rear verandahs and a private backyard- Office, 3 bedrooms with BIRs, 2 bathrooms, laundry- Under-house area featuring a carport, workshop and storage- Safe built into the concrete floor downstairs- Air-conditioning in the lounge and solar roof panels Presenting a prestigious lifestyle in an esteemed suburb, residents can enjoy coffee, shopping, dining, groceries and movies 1km away at Coorparoo Square or nearby at Martha Street, Cavendish Road and Camp Hill Marketplace. City bus stops are steps away and services are available from Coorparoo Junction to UQ and QUT. Just 450m from Our Lady of Mt Carmel and moments from childcare, Coorparoo State School, Loreto, Villanova, parks and local sporting clubs. Positioned 13 minutes from the CBD and on the doorstep of motorways, hospitals and entertainment, this home is most deserving of an inspection.