

**121 Glen Holm Street, Mitchelton, Qld 4053**

*Denovans*

**House For Sale**

Wednesday, 17 April 2024

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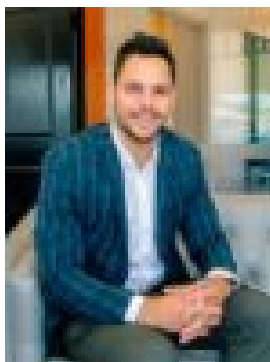
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 645 m2**

**Type: House**



Rob Missenden  
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## For Sale

Exhibiting exceptional build quality and exquisite design, this beautifully presented family home commands attention. Surrounded by a plethora of quality homes in an enviable locale, this cohesively curated residence embodies sophisticated composition, privacy and family friendly functionality. This appealing family home has undergone a considered renovation, celebrating the retained character features and elevating the architecture to contemporary opulence. Soaring ceilings and a neutral colour scheme emphasise space and an abundance of natural light through the expansive floor plan. Spread over two spacious levels, the layout is extensive and can be adapted to meet the changing needs of a growing family. The ground floor presents an expansive open plan living space extending to the alfresco area at the rear of the home through bi-fold doors, ensuring effortless, simplistic entertaining. Labelled a chef's dream, the features in this impressive kitchen speak for themselves. Striking two-tone, soft close cabinetry in sleek white and navy hues are complemented by metallic hardware and allow for ample storage, including a lavish Butler's pantry with extensive open shelving, additional preparation space and plumbing provision for future sink installation. Quality inclusions comprise an integrated dishwasher, plumbed-in fridge and V Zug appliances including an induction cooktop, conventional and steam ovens. An expansive island bench top is enhanced by mid-century modern pendant lighting and engineered stone tops, ideal for meal preparation and informal entertaining. Two adjacent queen sized bedrooms with built-in robes and a separate media room on the ground floor are serviced by a beautifully appointed contemporary family bathroom featuring a walk-in shower, extensive vanity and face-level storage and a separate toilet. The upper floor comprises a spacious seating area ideal for a kids TV room or family room. The vast master suite is a quiescent retreat, showcasing an eye-catching timber feature wall, a luxurious walk-in robe with generous storage and display shelving, a large central island with glass display case, mood lighting and dressing table. The opulent ensuite features French pattern travertine tiling, a spacious walk-in shower with bench seating, freestanding bath, an expansive vanity with twin basins and a host of face-level storage. Exclusive balcony access elevates the glamour of the master suite, overlooking the pool and a leafy suburban vista. The second bedroom is open plan, with built-in robes and is serviced by a contemporary monochromatic family bathroom presenting a shower, freestanding bath, expansive vanity, face-level storage and separate toilet. Provision has also been made for the second bedroom to be split to allow for a future fifth bedroom. A spacious covered deck overlooks the backyard and permits year round entertaining, providing an extension of the living space connecting seamlessly with the internal floorplan. The private, low maintenance yard showcases a beautiful in-ground heated pool with adjacent sun deck and a serene water feature. The level lawn area and established gardens offer lush privacy screening, ideal for family entertaining. This flawless family home will attract a shrewd buyer seeking space, functionality and quality fixtures. Additional features include:- Internal laundry located on the ground floor- Extensive storage throughout- Fully insulated for optimal temperature control and noise minimisation- Ducted air conditioning with zone control for 5 separate zones- 10 Kilowatts of solar- 5,000 litre water tank- Secure accommodation for two cars- Full vehicle side access - 6x6 metre shed complete with power and plumbing, ideal for a man cave, caravan or boat storage- Additional garden shed with concrete slab for gardening and lawn equipment. Located just 9 kilometres from the CBD, within close proximity to major arterials, the Kedron Brook Bikeway, walking distance to the train station and busway; Mitchelton is a popular choice for families, an ideal blend of lifestyle and convenience. Also within walking distance, Blackwood Street restaurant and shopping precinct is a bustling and vibrant hub where Hobby Lane and ION Café are popular with the locals. Other local highlights include the monthly Jan Power Farmer's Market and nearby Teralba Park. Within the school catchments for Mitchelton State School and Mitchelton State High School. Popular choices for private schools include Mt Maria College & Hillbrook Anglican School. Inspect by appointment or contact Rob Missenden for further information about submitting your expression of interest.