

**135 Allen Street, Hamilton, Qld 4007**

**hodge.**

**Sold House**

Thursday, 21 March 2024

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**Bedrooms: 3**

**Bathrooms: 1**

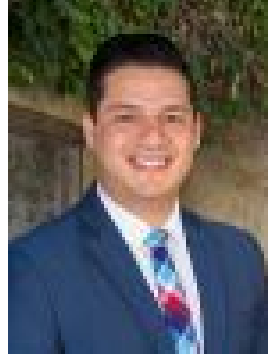
**Parkings: 2**

**Area: 405 m2**

**Type: House**



Henry Hodge



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## Contact agent

Introducing Waratah, nestled in the sought after enclave of Hamilton and boasting a coveted north/south aspect, this delightful three-bedroom cottage is just brimming with timeless charm and unlimited potential. Reflecting Queensland's rich architectural heritage, Waratah exudes a captivating ambiance from the moment you step onto its welcoming front verandah, adorned with exquisite timber detailing. Inside, discover a treasure trove of period features, including stunning timber fretwork arches and elegant VJ walls, all beneath impressively high ceilings that enhance the sense of space and light. The kitchen has been meticulously renovated with an expansive island bench, making meal preparation and home entertaining a breeze. The bathroom is a sanctuary of relaxation, boasting a modern bathtub and a generous skylight that bathes the room with natural light. French doors lead from the dining area onto the expansive outdoor verandah, seamlessly blending indoor and outdoor living spaces for effortless entertaining and relaxation. While the character of Waratah is undeniably inviting, it also offers a canvas for personalisation, allowing you to infuse your own style and creativity into its timeless elegance. This enchanting home enjoys a prime location near Racecourse Road, Ascot farmer's market, and the renowned Eat Street Markets. It is only a 7 minute walk to Hamilton State School (Prep to Year 6), and a 7 minute drive to Aviation High (Year 7 to 12). Don't miss this rare opportunity to own this beautifully crafted home in one of Brisbane's most prestigious suburbs. Contact us today to discover more about Waratah and secure your slice of timeless elegance. Notable features: - 3 bedrooms with standalone wardrobes - 1 bathroom with modern bathtub with rain shower - 2 enclosed and covered parking spaces - Ceiling fans in kitchen and bedrooms - Split system air-conditioners in kitchen and bedrooms - Electrolux 5 burner gas stove - Electrolux stainless steel French door refrigerator - Westinghouse pyrolytic double oven - Fisher & Paykel dishwasher - Front and rear verandas - North/South aspect

Disclaimer: This property may be advertised as sold by auction or without a price; therefore, a price guide cannot be provided under the Property Law Act 2023. The website may have filtered the property into a price bracket for website functionality purposes. When attending open homes, the owner or tenant may require us to collect and verify your full name and contact details before we grant you entry to the property. You can find information on how we will use your data at [hodgeestateagents.com.au/privacy](https://hodgeestateagents.com.au/privacy).