

# 15 Crawford Road, Chelmer, Qld 4068

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## House For Sale

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15 Crawford Road, Chelmer, Qld 4068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 810 m<sup>2</sup>

Type: House



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## FOR SALE

This delightful family haven in sought-after Chelmer marries traditional charm with modern conveniences. A soft-toned palette enhances splendid interiors, enriched with French doors, high ceilings, polished timber floors and beautiful stained glass windows. Occupying an 810m<sup>2</sup> block with lush manicured gardens and trimmed with mature trees, this is an idyllic private retreat in one of Brisbane's most desirable suburbs. A wide and welcoming entry offers glimpses through the elegant dining room to an entertaining deck at the rear, the large and light-filled lounge and sunroom comes complete with wood heater and a well-appointed kitchen blends old-world charm with new-world functionality. Comfortable everyday living has been front of mind here with thoughtful inclusions of split-system air-conditioning and two contemporary bathrooms, one an ensuite to the master bedroom which also features a walk-in robe and deck access. A series of outdoor spaces, including a timber front verandah and the huge rear deck, provide ample room to entertain or unwind and an inviting plunge pool with solar heating means you can enjoy a private dip all year round.

- Charming 1930's home with original design features - high ceilings, polished timber floors, stained glass windows.
- 810m<sup>2</sup> block with side access to double carport with workshop plus additional hardstand for boat/van
- Beautifully landscaped fully fenced yard with established trees and lush gardens
- Outdoor living - expansive rear deck, front verandah, covered downstairs entertaining area with built-in BBQ
- Plunge pool with deck surrounds and solar heating
- Large and light filled living and sunroom with Jindara wood heater
- Separate dining room ideal for formal dinners or family gatherings
- Traditionally styled modern kitchen with gas cooktop, AEG wall oven, stone benchtops, large bifold window
- Three huge bedrooms and two contemporary bathrooms
- Master suite with walk-in robe, ensuite and access to back deck
- Solar panels and Sungrow solar inverter

• Further features: security cameras, small water tank

Living in Chelmer delivers unparalleled convenience and lifestyle benefits. Enjoy a leisurely stroll to Faulkner Park and the riverside parklands with Graceville State School, local bus routes and the Chelmer train station a short walk from your door. Top-rated schools including Indooroopilly State High, St Aidan's Anglican Girls' School and St Peters Lutheran College are all in close proximity and Honour Avenue's restaurant and shopping precinct with boutiques, cafes and restaurants is within easy reach.