

# 15 Manson Road, Hendra, Qld 4011

## House For Sale

Thursday, 18 January 2024

15 Manson Road, Hendra, Qld 4011

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Area: 928 m2**

**Type: House**



Elisa McMahon

## Offers over \$2,800,000

Offering superb family living across two impeccable levels and granting an exceptional opportunity to harness future gain, this renovated c. 1920s Queenslander sits on a meticulously landscaped corner allotment, affording utmost versatility, a ton of space and secure, two-street access. Recently repainted inside and out, and showcasing newly finished solid timber floors, features include 3.3-metre-high pressed metal ceilings, beautiful leadlight windows, a north-facing sunroom and two enormous 8m x 4m outdoor living areas. Conveniently located, this home welcomes all-aged and extended families, boasting dual-living and high-clearance, multi-vehicle accommodation. This prized, level 928m<sup>2</sup> parcel of land over two lots provides plenty of options, with an impressive Queenslander home on 528m<sup>2</sup> plus another 400m<sup>2</sup> lot, ready-to-build on with easy access and wide frontage. Of course, you can retain and landbank with certainty in mind and enjoy the wonderfully large, safe backyard that is perfect for children, pets and family cricket matches. Providing plenty of room for a pool, the easily accessed entry via Gordon Street will make construction easy, with this wide vehicle gate enabling off-street parking for additional cars, a trailer, a boat and a caravan. With solid, rendered block walls, ornate wrought iron driveway and visitor gates, and leafy poincianas and buckinghamias lining the footpath, the street appeal of this quintessential Queensland home is undoubtedly stylish and so very Brisbane. Maintained to the highest standard, this long-held residence is immaculate, having been fastidiously cared for and improved over the years by the current and only one former owner. Spacious and connected, with voluminous, light-filled rooms and abundant storage, six built-in bedrooms (three on each level), luxurious travertine and marble-tiled bathrooms, and both an elevated entertaining deck and a Himalayan sandstone-tiled covered garden terrace, there are places for everyone, everything and every occasion. Separated by an internal staircase, with soundproofing material installed and a lockable door between floors, the layout lends itself to dual living and the potential to attain rental income. The upper level is rich in traditional highlights, with an archway leading into the formal living area, coloured glass and leadlight-detailed casement windows and French doors, and fanlights above doorways. Smooth, wide hoop pine internal floorboards flow throughout, hardwoods dress the exterior and former sleepout floors, and timber framed glass bi-fold doors connect the interiors to the outside. Plantation shutters provide light and weather control and privacy where needed, with lockable, powder-coated aluminium shutters retracting and allowing a clear view over the grassed backyard through the deck's glass balustrade. Warm and sun-lit in winter, the delightful sunroom is a perfect spot to curl up with a book, the versatile study, media or playroom on the eastern side of the house collects breezes that flow into bedrooms and the home's air-conditioning cools in summer. There is an office overlooking the garden for those who work from home. The light, fresh kitchen features stone benchtops, white cabinetry with integrated storage racks and dividers, a gas cooktop, a Miele oven and a passthrough window and servery for ease of entertaining. Boasting a second entry, the ground floor provides an exceptional independent living space for visitors, extended family and older children who may be studying or working, with the extremely spacious, air-conditioned rumpus/media/games or music-making space adjoining an oversized kitchenette and the second outdoor living area. Continuing the Queenslander theme and complementing the traditional styling from upstairs, this level features VJ-style wall linings, ceiling roses with chandelier pendants, wide, painted skirting boards and architraves, and internal doors with brass hardware. Remote ceiling fans and LED globes have been installed. Richly polished hardwood floors and the second bathroom's use of marble floor-to-ceiling wall tiles and honed-finish travertine floors reinforce the quality and attention to detail. A separate toilet adjoins this bathroom. The laundry boasts a stone benchtop surface, under-bench appliance spaces and a wall of linen storage, and opens to the garden's second parking area and its covered drying area. Dedicated storage areas, including vast in-roof storage within the home and above the double carport, can be found throughout. This well-ventilated, secure storage and workshop area adjacent to the carport, complete with integrated shelving, will be valued by trades and business owners. Meticulously maintained, the terraced, landscaped garden is easy to care for and the house's terracotta roof tiles have only recently been cleaned and resealed for peace of mind. Situated approximately 8km from the CBD and Brisbane's airports, this desirable address has proximity to quality private schools such as Clayfield College, St. Margaret's and St. Rita's colleges and rests within the catchment for Hendra State School and Aviation High. A choice of local cafés is an easy walk away, as is public transport, with Woolworths Ascot BRC and Harris Farm Markets Clayfield approximately 3 minutes away in the car.