

**154 Hargreaves Avenue, Chelmer, Qld 4068**

Place. 

**Sold House**

Thursday, 12 October 2023

154 Hargreaves Avenue, Chelmer, Qld 4068

**Bedrooms: 5**

**Bathrooms: 6**

**Parkings: 5**

**Area: 522 m2**

**Type: House**



Darcy Lord

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## Contact agent

Please contact Darcy Lord on 0427 124 345 to organise a Private Inspection this Saturday. Expertly crafted to complement its phenomenal setting and to encourage a fantastic lifestyle, this five-bedroom sanctuary is a true landmark address. Situated on an elevated 522sqm allotment with a northern aspect and direct river access, this tri-level 612sqm prestige home offers sophistication, functionality and undeniable luxury. Newly built and completed in late 2020, the property has been intelligently designed with outstanding attention to detail. Making a spectacular first impression with its striking facade, landscaped front gardens and freeform natural stone walls, the residence seamlessly blends into its surrounding landscape. Inside, lofty ceilings and custom joinery feature throughout. Super white Dolomite natural stone and banks of full-height glass also come together to exude timeless elegance. Benefitting from a thoughtful layout and a private lift, the home flows from its welcoming entry and front porch to a spacious open-plan living and dining area on the middle level. Illuminated by a magnificent void, this refined central space with an electric fireplace links to a covered entertainers' balcony commanding breathtaking river views. There is also a full outdoor kitchen encompassing an integrated barbecue that is ideal for hosting both large and intimate gatherings. Entertainers and avid cooks alike will also appreciate the property's designer kitchen, which is equipped with a breakfast bar, stone benchtops and a butler's pantry. A suite of high-end Smeg appliances includes four ovens (two pyrolytic ovens, a speed oven microwave and a steam oven), a 90-centimetre induction cooktop, two integrated dishwashers, two sinks and two integrated fridge/freezers. This outstanding culinary space also has a Falmec rangehood, two built-in pull-out bins, a Billi tap, ample cupboard storage and an appliance cabinet with pocket doors. Also on this level is an ensuited guest bedroom or study, plus a separate powder room, an internal laundry and a connected drying court. Downstairs, a generous multi-purpose room with polished concrete floors and a wine cellar extends the entertainment options. Suitable as a rumpus, media or children's playroom, this versatile space spills out onto another covered alfresco area and a fully-fenced grassed rear yard. Promising to be the setting of many unforgettable celebrations, a riverfront terrace showcases a custom jumbo pizza oven and bench seating. You will also find a jetty and a dry dock, as well as a mosaic-tiled wet edge swimming pool capturing stunning river views. Another highlight for the residence is its opulent master retreat on the third level. Opening out onto a private balcony that looks out across the Brisbane River to verdant greenspace beyond, a wool-carpeted master bedroom has a large walk-in robe. An attached ensuite boasts a picturesque outlook, dual vanities, floor-to-ceiling tiling and a separate shower and stone bath. Finishing the third level is another living area with European oak floors, in addition to another three ensuited bedrooms. Two bedrooms have walk-in robes, while the fourth bedroom and fifth bedroom downstairs feature built-in robes. Complete with a full bathroom and a secure five-car garage on the ground level, the home also showcases an Italian-made commercial-grade five-person electric lift, three-phase power and a 15-kilowatt solar power system. Other notable details include Assa Abloy commercial-grade electric automatic sliding glass doors, ducted Daikin 27-kilowatt air-conditioning, ceiling fans, electric blinds, NBN connection, Foxtel satellite, WiFi speakers, a Sonos sound system, a pull-out ironing board, sheer curtains, built-in desks in two bedrooms, three German-made instant electric hot water systems, plentiful storage and a custom spotted gum timber pivot door with a smart lock. Provisions are also in place for a deep-water pontoon. A leisurely stroll from the soon-to-be-reimagined Graceville Riverside Parklands and leafy Faulkner Park, this unrivalled property is close to popular cafes, restaurants and boutiques. Scenic riverwalks and city-bound bus stops are nearby, as are the Honour Avenue's fashionable attractions and the Chelmer train station. Indooroopilly Shopping Centre and UQ's Saint Lucia campus are minutes away. Loved by both growing and established families, Chelmer is home to a slew of esteemed schools. Christ the King Primary School, Saint Aidan's Anglican Girls' School and Saint Joseph's Catholic Primary School are easily accessible from this address. Do not miss this exclusive opportunity – call to arrange an inspection today. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.