

**16 Rigby Street, Woolloowin, Qld 4030**



**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

**\$1,400,000**

Beautifully presented with endearing sophistication and awash with character inclusions, this delightful home also benefits from contemporary upgrades to ensure easy move-in comfort. Positioned in a brilliantly central location within walking distance to shopping, dining, rail and schooling, there is also a 486m<sup>2</sup> block with options for extension if required. A classic white picket fence and lush green arbour provide an immediate welcome with the hospitality continuing throughout the home. Soaring ceilings and VJ walls frame the interior with polished timber floors providing warmth against a crisp white palette. Pendant lighting and stained glass windows feature within a large lounge before flowing to an open-plan dining benefitting from wonderful natural light and good indoor/outdoor flow. The benefactor of a stylish upgrade, the deluxe kitchen is framed by classic shaker joinery with the superb storage complimented by a massive walk-in pantry, premium appliances including dual ovens, gas cooking, double fridge cavity and a wine fridge! Crisp white stone tops the expansive bench space with the huge centre island also including breakfast bar seating. Entertaining is easy with a huge rear deck effortlessly extending your living and dining options outdoors; covered and including pull down blinds for superb weather protection. Beautifully green and landscaped, the fenced backyard is well sized for children and pets as well as offering scope to install a pool or even room for a future expansion if desired. Each of the three bedrooms benefit from the beautiful original floorboards and high ceilings as well as providing ceiling fans and/or air-conditioning; two including built-in storage. The master has the benefit of a private well-appointed ensuite bathroom with the main bathroom providing an elegant vanity and freestanding bath. Additional features include a European laundry, solar electricity, garden shed and single lock-up garage. A favoured location for its blend of lifestyle and convenience, you can enjoy the best of laid back living with a thriving café society at your door and numerous coffee shops within walking distance! Also a short stroll away are the brilliant shopping options at Lutwyche as well as Woolloowin train station, Kedron State High and Holy Cross Primary School whilst the CBD is just 4km away!

- Elegant character home with contemporary upgrades throughout
- High ceilings, VJ walls, original polished floorboards and stained glass windows
- Large lounge plus air-conditioned dining with superb natural light
- New kitchen with shaker joinery, huge walk-in pantry, gourmet appliances, wine fridge and crisp white stone with huge centre island
- Large entertainer's deck with great coverage and pull down blinds
- Fenced, landscaped backyard with garden shed
- Three bedrooms; two including built-in storage
- Air-conditioned master with private ensuite
- Immaculate main bathroom including sophisticated vanity and freestanding bath
- European laundry/solar electricity/single lock-up garage
- Walk to Kedron State High, Holy Cross Primary, Woolloowin train station, shops and dining