

**160 Hardgrave Road, West End, Qld 4101**



**House For Sale**

Tuesday, 19 March 2024

160 Hardgrave Road, West End, Qld 4101

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Harry Kiss

0732541022

## Auction

Showcasing a sensational inner-city position and timeless period charm, this dual living home presents endless living options, an elevated position, north-east aspect and beautiful city views. Spanning two self-contained levels, with a three-bedroom house and study upstairs and a two-bedroom apartment below, the property can be used as a large family residence accommodating multiple generations or an outstanding investment generating dual income streams. Meticulously maintained and rich in character, 12ft ceilings, timber floors, VJ walls, sash windows, split system air-conditioning and ceiling fans adorn each room. Open living and dining areas and stonotop kitchens with stainless steel appliances appear on each level, extending to the upstairs deck, downstairs patio and grassy backyard, creating effortless indoor/outdoor living and entertaining. With three bedrooms, a study and two bathrooms upstairs, two bedrooms and a bathroom below, and a double carport, each floor will enjoy independent living with no compromise on space. Resting in a spectacular inner-city street, this home offers a coveted lifestyle within Brisbane's #1 high school catchment, Brisbane State High School. Popular private colleges, hospitals and the UQ campus are also close at hand, and you have excellent access to transport with buses and the West End ferry nearby. Only steps from the riverfront and West End's famed lifestyle precinct, renowned cafes, restaurants, bars, music venues, markets and West Village are at your fingertips. Property highlights include:- Dual living house with a north-east aspect and city views- 5 well-sized bedrooms (3 upstairs, 2 downstairs) with a spacious study- 3 quaint bathrooms (including 1 with a clawfoot bath)- Living, dining and stonotop kitchens with gas cooktops on each floor- Rear deck, patio and backyard for kids, pets and entertaining- Double carport, off-street parking and under-house storage- Split system air-conditioning and ceiling fans in each room- 2x electricity meters (1 for each level), solar panels, 2x water tanks- Walk to West End riverfront, cafes, restaurants, markets and shops- In the Brisbane State High School catchment- Close to Somerville House, St Laurence's and Mater Hospital- 3km to CBD, 2.4km to South Bank, QPAC and GOMAAuction, Saturday 20th April at The Calile Hotel from 9:00am, if not SOLD prior. To obtain further information, please contact Harry Kiss on 0422 188 616. While meticulous attention is given to preparing the information in this marketing material, Ray White assumes no liability for typographical errors or inaccuracies. Interested parties are advised to conduct their own enquiries to verify the information presented.