

17 Atkinson Street, Hamilton, Qld 4007

Place. **P**

Sold House

Wednesday, 23 August 2023

17 Atkinson Street, Hamilton, Qld 4007

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Area: 405 m2

Type: House



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\$2,775,000

Auction Location: On-Site Welcome to 17 Atkinson Street, a thorough and superb renovation that has been thoughtfully designed to maximize livability and stunning city views. This is an impressive home to entertain in and a home young or established families can enjoy for years to come. Nothing has been overlooked to create a home of timeless appeal, exceptional quality and delivering a supreme indoor/outdoor lifestyle. At a glance, attributes of the home include but are not limited to:- Elevated 405m² allotment positioned to capture city views - Superb renovation with sought after separation afforded by placement of living zones and entertaining spaces both upstairs and down, perfect for entertainers and families both young and mature- Five generously sized bedrooms complete with custom built-in or walk-in robes- Palatial whole floor master suite occupying the home's top level featuring custom wardrobes, ensuite with and dual-vanity plus floor-to-ceiling glass windows offering city views- Living and dining upstairs complete with high ceilings, ample natural light and framed views of Brisbane City- Upstairs bar with Vintec wine fridge - Show stopping kitchen fully equipped with brand new Smeg appliances, integrated Siemens fridge/freezer, marble benchtops and breakfast bar- Seamless indoor to outdoor connectivity offered on upper level courtesy of glass bi-fold doors opening to spacious deck area- Five well-positioned bathrooms can be found throughout the residence servicing both floors- Central main bathroom featuring bathtub and shower with adjacent powder room- Dedicated lounge or second living area on lower level is connected with yet another alfresco and outdoor entertaining area and pool- In-ground pool and impressive poolside lounge area - Outdoor kitchen downstairs offers Beef Eater BBQ, Schmick twin alfresco bar and wine fridge - Two car garage with side access + internal access + additional off-street parking - Separate laundry practically positioned downstairs with direct outside access and equipped with ample bench space and storage- Enjoy immaculately landscaped gardens and greenery that provide ample privacy and beauty both front and rear- Quality fixtures and finishes including Italian marble tiles, brushed nickel tapware, led lighting, ceiling fans, ducted air-conditioning with MyPlace air controlled by tablet and/or phone- Security cameras installed throughout and intercom on both levels - Ascot State School catchment and nearby to prestigious private schooling, circa 5km's from Brisbane's CBD When it comes to lifestyle and position, it doesn't get much better than this. Occupying a low maintenance, elevated 405m² block within a wide tree-lined street, the calibre of this location is unquestionable. Positioned within the Ascot State School catchment, proximity to St. Margaret's, St. Rita's, Clayfield College and St. Agatha's, and Brisbane Grammar, Brisbane Girls Grammar, St. Joseph's Nudgee College, St. Joseph's College Gregory Terrace and Churchie are also within arm's length. A short distance to local green space including Crosby Park next door to Brothers Rugby Club and Albion's burgeoning retail and café precinct, Ascot Park on the doorstep of Eagle Farm Racecourse and Oriel Park featuring the adjoining and newly renovated Oriel Markets shopping village. Moments to locally renowned Racecourse Road and the Portside precinct beyond where you are spoilt for choice with cafes, restaurants and boutique shops. For destinations further afield, journey via nearby public transport options, otherwise a short drive to Newstead Gasworks, James Street, Brisbane Airport and the city. For further information, please call Drew Davies on 0421 078 273 or Patrick McKinnon on 0431 430 760. Disclaimer: 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.