

19 Arran Avenue, Hamilton, Qld 4007

Place. **P**

House For Sale

Thursday, 18 April 2024

19 Arran Avenue, Hamilton, Qld 4007

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 637 m2

Type: House



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Best Offer By Friday 17 May 3pm

Welcome to the 'Malouf House', arguably one of Brisbane's finest examples of Art Deco architecture. Commissioned by the father of eminent Brisbane author David Malouf, this hillside residence spans three levels of double brick construction complete with stunning curves and historic deco features throughout, effortlessly enhanced by contemporary additions. Gun barrel views of the Brisbane river and sweeping Hamilton hill vistas can be enjoyed from the full floor rooftop entertaining area, accessed via a charming spiral staircase. Renovated in 1991 and again in 2012 by architect Philip Horwood, original character features and modern inclusions have been harmoniously balanced. Those with an appreciation for the Art Deco period will adore window hoods, flat roof, beautiful leadlight windows and double terrace doors. Contemporary additions include the bespoke Darren James styled kitchen with rosewood cabinetry and Brazilian granite benchtops. Coveted north-facing rear aspect, abundant natural light courtesy of eight installed skylights and mature trees, gardens and landscaping creates an impossible to replicate, private and tranquil setting. Additional attributes include, but are not limited to:- Three-level double brick construction in the Art Deco style by Pidgeon Commercial in 1947- Commissioned by the father of David Malouf, eminent Brisbane author- Art deco features include leadlight windows, plaster artwork panels, glass doors, window hoods and more- Stunning curved brick façade, curved internal bedroom walls and charming spiral staircase- Breathtaking rooftop terrace overlooking the Brisbane river and leafy neighbourhood setting, perfect for entertaining or relaxing- Each level serviced by at least one outdoor terrace area providing connection to outdoors- Kitchen, living, dining and large outdoor terrace areas connect seamlessly for entertaining and family events- Kitchen styled by Darren James with rosewood cabinetry, Brazilian granite benchtops and decorative viewing window- Kitchen also featuring hot/cold Zip tap, two Liebherr integrated fridges and two Siemens 'combi' ovens with microwave and espresso coffee machine- Bathrooms and powder rooms fitted with Grohe tapware and showers, sanitary ware by Villeroy and Boch- Oversized main bathroom containing dual-vanity, dual-shower, inset spa and bidet + powder room- Separate second kitchen and bar area plus bedroom, bathroom and living room with home theatre on lower level offering potential dual-living- Abundant natural light courtesy of eight installed skylights throughout, coveted north-facing rear aspect- Inverter style air conditioning servicing the residence, three-phase power- Internal alarm system with six sensors and four camera security system- Mature gardens and multi-level design providing privacy throughout the home- Oversized garage able to accommodate two cars plus secure off-street parking available behind electric gate- 32m frontage, possibility to add an additional car space - Post war with existing approval for lift (plans available) - 3 Phase power which enables the installation of high speed electric vehicle charge stations- Extensively wired with Cat 6 cable for high speed data transmission to a number of stations + 8 USB charge points throughout- Ascot State School catchment, 6km's to Brisbane CBD Tucked away in a quiet cul-de-sac yet so close to everything, Arran Avenue is Hamilton hill's best kept secret. A short level walk from your front door leads to the Lores Bonney Riverwalk. Stroll, run or bike alongside the Brisbane river with views to the CBD. Moments beyond is the plethora of dining options along Racecourse Road and the Portside precinct. When the city beckons, Kingsford Smith Drive whisks you into the CBD in record time or take advantage of ample bus and ferry services. Close by to local parks, cafes and Brisbane Airport, you are also located within the sought after Ascot State School catchment area and a short distance to prestigious private schooling options including St. Margaret's and St. Rita's. Just 6km's to Brisbane's CBD. For further information or to arrange a viewing, please contact Drew Davies on 0421 078 273 or Tanya Mitchell on 0428 215 773. 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.