

# 19 Rosewood Street, Bardon, Qld 4065

PROPERTY COLLECTIVE.

## House For Sale

Thursday, 4 April 2024

19 Rosewood Street, Bardon, Qld 4065

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 863 m<sup>2</sup>

Type: House



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## FOR SALE

Luxurious Living in Bardon's Finest Residence Welcome to an unparalleled living experience in the heart of Bardon, where luxury meets privacy in an oasis of leafy tranquility. Property Collective Agency proudly presents a magnificent residence that epitomises elegance and sophistication, offering the perfect blend of style, comfort, and convenience.

**Story Summary** Ground Level 5 Bedrooms, 3 Bathrooms, 2 Living Areas, Kitchen, Dining Area, 3 Outdoor Patios, 3 Water tanks, Swimming pool, Herb & Fruit orchard, 3mx3m shed, Greenery & Privacy abundance. Dual Living Separate self contained flat with separate access. 1 bedroom (6th Bedroom) 1 bathroom, 1 living area, private courtyard. Upper Level 4 Bedrooms, 2 Bathrooms. Impeccable Design and Premium Fittings Indulge in the epitome of luxury living with fittings of the highest level meticulously curated to exceed your expectations. From the moment you step inside, you'll be greeted by a sense of grandeur and opulence that radiates from every corner of this stunning home.

**Exceptional Features for Ultimate Comfort** Featuring north facing positioning, high raked ceilings, designer kitchen with soft close cabinetry, Smeg five hob gas cooker, stone waterfall benchtop and elegant pendant lighting, Together with refurbished bathrooms, this residence exudes timeless elegance and modern sophistication. Solar energy, three water tanks for pool and garden, tool shed, abundant storage solutions, convenience and sustainability are seamlessly integrated into everyday living.

**Spacious Living Areas and Bedrooms** Spanning across two expansive levels, this residence boasts two massive living areas designed to accommodate all your lifestyle needs. With five generously sized bedrooms and three tastefully refurbished bathrooms, there is ample space for the entire family to unwind and relax in style.

**Versatile One-Bedroom Self-Contained Flat** Discover versatility and convenience with a separate one-bedroom self-contained flat featuring private side access. Ideal for accommodating guests, extended family, or generating additional rental income, this self-contained unit offers endless possibilities.

**Private Oasis Garden and Sparkling Salt Water Swimming Pool** Escape to your own private sanctuary surrounded by lush greenery and leafy views. Relax and rejuvenate in the tranquil oasis garden or take a refreshing dip in the sparkling swimming pool—an idyllic retreat for enjoying the best of outdoor living.

**Prime Location in a Prestigious Street** Nestled in a prestigious street within a private cul-de-sac, this home offers the ultimate in privacy and exclusivity. Yet, it remains conveniently close to transport options, wonderful wildlife walks, vibrant cafes and boutique shops, providing the perfect balance of seclusion and urban convenience.

**Connection For Families**, the property is conveniently located within the well sought after schooling catchment area of Bardon State School, The Gap State High as well as private schooling options including Marist Brothers and Stuartholme closeby. St Josph's Catholic Primary School is just a 2 minute walk from the property. There is also an array of choice for Childcare and Kindy facilities.

**Connectivity** Close proximity within 4Km to CBD, Bardon, Rosalie and Paddington Shopping & Cafes and an abundance of Green Spaces, Bushwalks and Parklands. 5 minute walk to Bus stop. 2 minute walk via staircase access from Clermont St to Simpson Road, McGregor Terrace Cafes and Shopping precinct, 10 minute Easy Access to Greater Brisbane via Major Transport Networks including Inner City By-Pass, Coronation Drive, Clem Jones Tunnel, Legacy Way.

**Snap shot- Rental Appraisal:** \$2200 per week - Rates: Approx \$796 per quarter- Water: Approx \$474 per quarter

**Experience Unmatched Luxury in Bardon** Don't miss the opportunity to make this exceptional residence your own. Contact Property Collective Agency today to arrange a private viewing and discover the unparalleled luxury and lifestyle that awaits you in Bardon. We look forward to warmly welcome you to our next open home!