

199 Royal Parade, Alderley, Qld 4051

Place. **P**

House For Sale

Tuesday, 30 April 2024

199 Royal Parade, Alderley, Qld 4051

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Karen McBryde
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Auction

Auction Location: On-Site This house has had a spectacular transformation to become a stunning home with nothing left for you to do except enjoy the lifestyle and serenity of the whisper-quiet location on the edge of Forest Grange Park and with the Kedron Brook bikeway on your doorstep. Warmly welcoming, the home greets you with lofty ceilings and a light-drenched foyer. From there, the lower level flows to a multi-purpose room that is currently used as a dance studio and entertainment area by the current owners but has potential to become a dual-living space. Or, give this versatile area your own flavour. Bi-fold doors invite you out to the lush and expansive private rear garden, designed with an enchanting fire pit. The setting provides a connection with nature and the relaxed vibe of this very special pocket of Alderley. On the property's upper level, warm timber floors combined with crisp whites, plantation shutters and hop-scotch windows and doors create a sophisticated contemporary feel. Capturing wonderful natural light and refreshing cross breezes, a spacious open-plan living and dining area encapsulates the carefree Queensland lifestyle. This welcoming central space adjoins a delightful sunroom. There is also an immaculate kitchen displaying a breakfast bar, quality appliances, a tiled splashback, stone countertops and ample storage. Also on this level, two bedrooms share a well-appointed bathroom and a separate toilet. The master bedroom has a designer ensuite, built-in robes and its own private reading nook. The lockable single garage has a separate enclosed room at the rear that could be used as an office or art studio. In addition, there is a dual high-span carport and a secure extended side driveway for boat or caravan storage, providing easy access to the rear and giving scope for future projects and expansion. Other notable details include air-conditioning, ceiling fans and excellent storage throughout. As you explore the area you'll find many charming cafes, restaurants and micro-breweries. Only a couple of minutes' walk away is Stafford City Shopping Centre and Hoyts Stafford Cinema. Also a leisurely stroll away are Grinstead Park's playgrounds, learn-to-ride amenities and sporting facilities. The Alderley train station and city-bound bus stops are a stone's throw away. Falling within the Enoggera State School and Everton Park State High School catchment areas, this outstanding home is also a short distance from Hillbrook Anglican School, Saint Mary of the Cross School and Arethusa College. Do not delay – call to arrange an inspection today. **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