

# 20 Palmer Street, Greenslopes, Qld 4120

## Sold House

Wednesday, 28 February 2024

20 Palmer Street, Greenslopes, Qld 4120

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



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## Contact agent

Blending the gracious overtones of a traditional Queenslander with contemporary style and functionality, this beautiful property with a hallmark triple gable roofline retains all the elegance of its 1930's interwar heritage. Timeless interiors combined with classic art deco features and high ceilings add to the charming leadlight and glass casement windows throughout, allowing the breezes in from any direction. Occupying a spacious 607m<sup>2</sup> parcel of land in the heart of Greenslopes and just minutes to elite schools, the vibrant re-emerging Stones Corner precinct and barely 5km to the CBD, this property offers the ultimate in convenience with all the character features you've been searching for. Discover a series of living areas and five huge bedrooms plus a study, all serviced by three impressive bathrooms across two spacious levels. Upstairs, gather in the lounge and dining areas where the features include delicate cornices, ceiling roses and a cosy fireplace. The elegant palette and wide timber floorboards add to the nostalgic ambience while the ducted air conditioning will keep you comfortable all year round. Cater for a crowd in the chefs kitchen, boasting beautiful stone benchtops, a huge freestanding oven with gas cooktop and a breakfast bar with handy servery to the outdoors. Step through the French doors to the peaceful and private back verandah, complete with an elegant freestanding bath. Enjoy the feeling of being on holidays in your own home nestled amongst the treetops as you sit back and soak your cares away, or host your guests for twilight drinks as the sun goes down. Head downstairs where two bedrooms complement another spacious open plan living and dining area with second kitchen. The wide bifold doors seamlessly connect the expansive covered entertaining area and fenced lush back yard while the established trees provide welcome shade. Options abound here with the versatile layout easily accommodating your extended family or when guests come to stay. Or perhaps easily re-open the existing internal staircase (temporarily a handy storage area) to create an expansive residence for your family. This a home to adore and a location to love, with an abundance of esteemed schools, cafes and leafy green spaces nearby leaving you spoilt for choice. This fantastic location offers easy access to Greenslopes Private Hospital, Greenslopes Mall, Stones Corner and South City Square in Woolloongabba. The city bound bus routes are just a few minutes walk from the front door while the popular Veloway and freeway access are within a stones throw too, providing a fast and easy city commute. Families will appreciate being in the highly demanded Cavendish Road State High and Greenslopes State School catchments while Loreto College and Villanova College are both within a 3km radius too.

- Gorgeous 1937 Queenslander with true dual living layout on 607m<sup>2</sup>
- Period inclusions - timber floors, ceiling roses, delicate cornices and striking leadlight casement windows
- 5 huge bedrooms plus study and 3 bathrooms across two levels with separate entrances
- Multiple outdoor living options including private rear verandah with freestanding bath, spacious covered downstairs entertaining area, sitting area with fire pit
- Ducted and split-system air-conditioning, working fireplace, 6kw solar electricity system, single carport with relaxation for double carport (Approved by Council 2021)
- Boundary relaxation for proposed 2 bed granny flat approved by Brisbane City Council for left side of back garden (2021)
- Walk to bus, Greenslopes Private Hospital and Coles supermarket
- Brisbane City Council rates: \$620 per quarter (approximately)
- Rental estimates: \$1200-\$1300 per week (whole property), \$575-\$625 per week (downstairs only), \$700-\$750 (upstairs only)