

**21 Albert Street, Holland Park West, Qld 4121**

**House For Sale**

Monday, 20 May 2024



21 Albert Street, Holland Park West, Qld 4121

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



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## By Negotiation

A gorgeous mix of formal allure and relaxed family living in one of the area's most sought-after streets, this impeccable home offers a fantastic setting that is secluded, spacious, versatile, and utterly charming all at once. Floating above 635m<sup>2</sup> of leafy perfection, it spans an expansive four-bedroom layout, featuring huge windows that gaze onto the gardens, and offering a choice of living and dining areas while preserving an intimate ambiance. Adjoining the kitchen, a semi-enclosed alfresco is the most perfect of environments to soak up the seasons and host fabulous summer soirees, with banks of louvers and bi-folds inviting cooling cross-flow breezes, and beautiful tree-lined outlooks promising perfect privacy. Presented with polish and boasting spotless modern bathrooms, solar, near-new carpet, and extensive storage plus a workshop on the lower level, it's ready-made for families desiring the extra space to sprawl out. Steps from the suburbs favourite cafes including Deedot Coffee House and the Rare Pear café, as well as Joachim Street Park, this celebrated address sits just moments from city-bound buses, Greenslopes Mall and Hospital, with easy access to elite schools, Westfield centres and Camp Hill Marketplace. -?Immaculately presented single level of living -?Open plan formal lounge and dining with private garden outlooks-?Generous kitchen feat. modern oven, gas cooktop, excellent storage-?Kitchen also features servery window to alfresco, perfect for hosting-?Stunning alfresco dining/entertaining area at rear, ideal for all seasons-?Lower level features workshop area plus extensive storage-?Two-bay carport at rear, additional off-street driveway parking-?Near-new carpet, two spotless modern bathrooms-?13 panels of solar, all with individual inverters-?Air con, ceiling fans throughout, CrimSafe screening-?Ready to love, with plenty of scope to add your designer touch-?Close to great schools including St. Joachim's Primary, Loreto College-?Steps from bus services and dining incl. Deedot & Rare Pear-?Easy access to M3 motorway linking CBD, Airport & Coasts-?Easy access Westfield Garden City & Carindale-?Moments from Greenslopes Mall, Camp Hill M'place, Stones Corner