

**22 Meridian Street, Coorparoo, Qld 4151**

**House For Sale**

Thursday, 18 January 2024

Place. 

22 Meridian Street, Coorparoo, Qld 4151

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 3**

**Area: 908 m2**

**Type: House**



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## Auction

Auction Location: On-site Set amongst lush greenspace and positioned on a 908sqm corner allotment, this prestige home will leave luxury-lovers wanting for nothing. Boasting an enviable swimming pool, brilliant entertainment options and a leafy outlook, this dual-level property also features a separate self-contained dwelling that maximises the residence's investment potential. The abode's proximity to Brisbane's CBD also makes this a unique opportunity. A contemporary masterpiece, the home makes an outstanding first impression with its striking modern facade, gated front entry and established gardens. Elegant floors, natural stone accents and integrated joinery are showcased throughout the property's interior. Intelligently designed, the five-bedroom main residence encompasses a spacious open-plan living and dining area on its ground level. Benefitting from a wet bar, this sophisticated central space adjoins an exceptional kitchen displaying a breakfast bar, snow mist granite benchtops, a mirrored splashback, a butler's pantry and ample cupboard storage. Extending the entertainment options is a generous rumpus area and media room, as well as a covered alfresco area with outdoor kitchen. There is also an attached timber deck and built-in bench seating with storage, plus a 7x3-metre swimming pool enjoying bushland views. Also on this level is a full bathroom and a fifth bedroom or office, while an additional living area is situated upstairs. Undeniably lavish, an ensuited master bedroom has a large walk-in robe. Three additional queen-sized bedrooms, all with walk-in robes, are serviced by a well-appointed main bathroom. Complete with a secure dual garage with epoxy flooring and an internal laundry with a drying court, the residence also includes ducted air-conditioning, ceiling fans, security screens, an alarm, solar power, a vacumaids system, a laundry chute, a fitted ironing board and superb storage options. The residence is fully fenced and secure, allowing children to play on the expansive grassed area. Suitable for operating a business, older generations, or potential tenants, a separate self-contained dwelling (separately metered) has its own central living area and full kitchen. Two bedrooms featuring built-in robes are accompanied by an immaculate main bathroom. With its own gated entry, private off-street parking and/or entertaining zone and split-system air-conditioning, this versatile abode has previously been tenanted (expected rental return of granny flat is \$500 - \$530 per week). Just a leisurely stroll from Majestic Park's playgrounds, this spectacular home is close to a multitude of shops and dining options. Whites Hill Reserve's sporting amenities, Camp Hill Marketplace, Westfield Carindale and the fashionable Martha Street café precinct are nearby. Falling within the Holland Park State School and Cavendish Road State High School catchment areas, this incredible property is also a short distance from Loreto College, Our Lady of Mount Carmel Primary School and various elite schools. Do not miss this exciting opportunity – call to arrange an inspection today. Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.