

22 Royal Terrace, Hamilton, Qld 4007

House For Sale

Saturday, 2 March 2024

22 Royal Terrace, Hamilton, Qld 4007

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 405 m2

Type: House



Drew Davies
0731076888



Josh Shanley
0447893866

Offers Over \$1.9m

Blending minimalistic architecture and classic Queenslander charm, this updated single level residence offers modern advantages and seamless connectivity between indoor and outdoor living. Positioned in a highly sought-after Hamilton enclave, 22 Royal Terrace provides the perfect blank canvas for you to express your sense of style and personality. Spread across a low maintenance 405m² block of land with a coveted east facing rear and open plan living, this home offers an abundance of natural light, privacy, high ceilings and cooling breezes. - Perfectly positioned on a low maintenance 405m² block of land in a highly sought-after Hamilton enclave - Three spacious bedrooms serviced by ensuites or nearby bathroom complete with generous built-ins - Families and entertainers will adore the open plan configuration, offering visibility of outdoors from central kitchen/living/dining zones - Oversized and covered alfresco dining area framed by mature greenery positioned adjacent to a large courtyard - Updated kitchen with stone bench tops and cabinetry, integrated stainless steel appliances and plenty of storage - Three beautiful bathrooms smartly located across the home with central main bathroom featuring a bathtub - One secure car space + additional off-street parking - Generous rear lawn space - Concealed workspace, ample storage and well-equipped laundry - Split air-conditioning and/or ceiling fans throughout and hardwood floors - Ascot State School catchment, 5km's from Brisbane's CBD Surrounded by some of Brisbane's finest residences and prestigious schooling options, the calibre of this location is unquestionable. Positioned within the Ascot State School catchment and within near proximity to St.Margaret's, St.Rita's, Clayfield College and St.Agatha's Primary School. Additional private schools also within near proximity include Brisbane Grammar, Brisbane Girls Grammar, St.Joseph's Nudgee College, St.Joseph's College Gregory Terrace and Churchie. A short distance to local green space including Crosby Park next door to Brothers Rugby Club and Albion's burgeoning retail and café precinct, Ascot Park on the doorstep of Eagle Farm Racecourse and Oriel Park featuring the adjoining and newly renovated Oriel Markets shopping village. Moments to locally renowned Racecourse Road and the Portside precinct beyond where you are spoilt for choice with cafes, restaurants and boutique shops. For destinations further afield, journey via nearby public transport options, otherwise a short drive to Newstead Gasworks, James Street, Brisbane Airport and the city.

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 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.