

**22 Thomas Street, Red Hill, Qld 4059**



**Sold House**

Tuesday, 5 September 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Max Hadgelias

0411276372

## Contact agent

Nestled away in a quiet street on the Red Hill/Paddington border, this entirely renovated Queenslander home delivers the perfect blend of traditional colonial charm and modern designer finishes. Architecturally designed, the floorplan provides thoughtfully considered separation of bedrooms and living areas over 285m<sup>2</sup>. The three bedrooms and study are located at the front of the property and flow seamlessly to a generous open-plan living area. At the front of the property, a breakout space is ideally positioned to act as a second living space or home office. Great thought has been given to the designer kitchen which features a triple skylight, ample cupboard space and a sizeable pantry with multiple prep areas. A soaring ceiling and half-height walls have resulted in a protected, year-round liveable space. Multiple options for living and dining have been created here with vistas over the neighbouring yards quintessential of Paddington. With the house positioned at the front of the block, the property has been gifted with a unique, 150m<sup>2</sup> flat backyard, perfect for a kids' play space or veggie garden. The secure, under house parking is expansive, comfortably accommodating two cars and has extensive lockable storage for bikes, camping gear and sports equipment. This beautiful home is only 800m from the hub of Paddington Central and is walking distance to some of the area's best cafés, restaurants, bars and cinemas. Buses to the city are only 300m away on Kennedy Terrace. This residence offers but is not limited to:- Fresh, Coastal Queenslander influence, creating a holiday feel through every room- European Appliances in kitchen, with built in dining nook- Ducted air-conditioning and fans throughout all bedrooms- Master ensuite and WIR, thoughtfully laid out- 2.4m high sliding doors that open to the rear deck with built in BBQ- Laundry with chute from master bedroom and ample hanging space- Secure, electric garage door with expansive storage space underneath- Moments from esteemed schools; Ithaca Creek Primary and Kelvin Grove State College catchment To obtain further information or to arrange a private inspection, please contact Tom Lyne on 0423 696 862 or Max Hadgelias on 0411 276 372. 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.