

**23 Richmond Street, Gordon Park, Qld 4031**



**House For Sale**

Wednesday, 12 June 2024

23 Richmond Street, Gordon Park, Qld 4031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Holly Bowden

0431922110

## Auction

Auction // Thursday 27th June at 6:00pm In Rooms at Ray White Wilston 74 Kedron Brook Road, Wilston

Blending early 1930's Queenslanders with a stunning architectural extension, this beautifully presented Gordon Park property has been planned and reimagined to provide comfortable living across one expansive level. With a modern extension designed by Award Winning Architect Matt Cooper from Aspect Architecture, this house offers the charm and character of a classic pre-war home coupled with a stunning contemporary extension. Using passive design principles, the home captures and accentuates the location and context of the site, allowing the breezes to flow through the house, from front to back. The Queensland lifestyle is made effortless with an expansive open plan with large living areas that flow naturally into outdoor entertaining, private pool and enormous covered gazebo for entertaining a crowd. Floor to ceiling doors and louvres provide the ideal transition from the entry through the home with the integration of landscape into the design, blurring the line between inside and out. The house feels completely private with deep-rooted gardens that work together to create this sophisticated, unique, and easy living family home. The owner's labour of love is now up for sale and will surely sell!

Located on the high side of Richmond Street in the popular suburb of Gordon Park, this home has been in the same family for over 30 years and is filled with the happiest of memories. Boasting an unbeatable convenient and elevated location, character and potential, 23 Richmond Street offers but is not limited to;

- \* Extension and renovation architecturally designed by award winning architect Matt Cooper from Aspect Architecture
- \* Multiple living across one level, ideal for all generations
- \* Charming c.1930 character home on an elevated 607sqm block with a 15m frontage, east facing to the front
- \* Bay windows, 12 foot ceilings, picture rails, casement windows
- \* Air Conditioned Wine Room
- \* Formal lounge and dining rooms open through sliding doors to expansive veranda
- \* Open plan kitchen, dining and relaxing living areas
- \* Enjoy outdoor living and entertaining in your large covered deck, covered gazebo with seating for up to 14 guests and built in BBQ area
- \* Spacious master bedroom featuring a bay window, expansive wardrobes and ensuite
- \* 3 Bedrooms, providing separation between resting, living and entertaining
- \* Air-conditioning and fans through-out

Downstairs is concreted and offers secure garaging for multiple cars, massive laundry with built in storage and air conditioned wine room

- \* Lush tropical gardens, in ground pool, large gazebo
- \* Woolloowin train station approximately a kilometre away
- \* Kedron SS High School catchment, walking distance to Kedron Brook, cafe's, restaurants
- \* Short drive to the CBD, Brisbane Airport
- \* Rental appraisal \$950-1000 per week
- \* Rates @ \$657.20 per quarter

What a privilege it would be to live a lifestyle of pleasure and ease. If you are looking for your next home or investment property, an inspection is an absolute must. To obtain a copy of the Information Memorandum or to arrange an inspection, please contact Holly Bowden 0431 922 110.

Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. 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.