

**23 Tenth Avenue, Coorparoo, Qld 4151**



**House For Sale**

Friday, 8 March 2024

23 Tenth Avenue, Coorparoo, Qld 4151

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



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## For Sale By Negotiation

Experience the epitome of modern living with this impeccable residence nestled in the heart of Coorparoo. Meticulously crafted for comfort, style, and convenience, this home offers an unparalleled lifestyle experience. Key Features and why you will love it:

- 2 Bedrooms Plus Home Office and Sitting Room off master: Versatile spaces ideal for professionals or growing families, providing ample room for work, relaxation, and entertainment.
- 1 oversized Bathroom: Luxuriate in the convenience of a bathtub and separate shower, designed for relaxation and practicality.
- Expansive 607 Square Metre Block: Unlock the full potential of your property to take advantage of captivating city views, with space to raise, build under, and even add a pool STCA.
- Prime Location: Enjoy seamless access to public transport and walk to both state and private schools, ensuring a lifestyle of convenience and quality education.
- Vibrant Neighbourhood: Experience the dynamic atmosphere of Coorparoo Square, featuring cinemas, restaurants, cafes, and supermarkets just moments away.
- A blend of High Polished Hoop Pine and Hardwood Timber Floors: Enhance the elegance of your home. \* Brand new lockable aluminium shutters and custom flyscreen's throughout the entire home provide added security and comfort.
- Built-in Cupboards in Both Bedrooms: Maximize storage while maintaining a sleek and organized living space.
- Ceiling Fans Throughout: Stay comfortable year-round with ceiling fans in every room.
- Downstairs Split into Two with 3rd Toilet: As you walk down the internal stairs you are greeted with an open multi-purpose area making a great space for a Home Gym, media room for Kids or Guests, offering versatile spaces tailored to your needs and conveniently accessed from the lock-up garage, while the eastern side houses your laundry with side access to the undercover patio, providing a convenient space for household chores and outdoor access.
- Through the rear access you will find the perfect for storage, bikes, low trailer, etc.: To keep your belongings organized and easily accessible. This thoughtful division of space enhances the functionality and practicality of your home, catering to the various lifestyle needs with ease.
- Expansive Combined Sitting Room and Walk-In Robe off the Master Bedroom: Enjoy the luxury of abundant storage space in the master bedroom, designed to accommodate your wardrobe needs effortlessly, while also providing a comfortable sitting area.
- Powder Room off the 2nd Bedroom: Convenience meets style with a powder room adjoining the second bedroom.
- Generous Chef's Kitchen with Island Bench: Recently updated with a dishwasher, cooktop, and added luxury of a new NEFF oven, this kitchen caters to the largest of fridges with French doors. You'll be set for years to come with this well-appointed kitchen.
- Expansive Covered Entertainers Deck: Enjoy outdoor living at its finest with a spacious covered "possum-proof" deck overlooking the fully fenced yard, perfect for entertaining guests, watching the kids play or enjoying quiet evenings with family.
- 3 x Dahua 6MP Security Cameras: Keep your home secure with advanced surveillance managed conveniently from a handy app.
- Air Conditioned Throughout: Enjoy comfort and tranquility in every season.
- Bath Tub and Separate Shower: Indulge in the ultimate relaxation experience.
- Fabulous Northerly Aspect: Bask in natural light and warmth with a desirable northern aspect.
- Short Walk to Easts Leagues Club: Explore entertainment options at your leisure, just a stone's throw away. Plus: • 6.65KW Solar System with Fronius Inverter: Say goodbye to high power bills with an efficient solar system, powered by a reliable Fronius inverter. Seize the opportunity to make this exceptional property your own! Contact us today to arrange a viewing and begin your journey towards the lifestyle you've always dreamed of.

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