

# 233 Honour Avenue, Chelmer, Qld 4068



## House For Sale

Wednesday, 17 April 2024

233 Honour Avenue, Chelmer, Qld 4068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 491 m2**

**Type: House**



Anna Samios

## For Sale

You'll fall in love with this charming post-war cottage resting within the esteemed riverside suburb of Chelmer. The chic home is set on a 491sqm block on the high side of the district, affording single level living and idyllic outdoor entertaining, complemented by modern appliances and stylish finishes. The property is a short walk to both Chelmer and Graceville train stations, as well as the Graceville cafe and dining precinct. Five minutes' drive to Indooroopilly Shopping Centre and under 10 minutes to the University of Queensland, the residence rests in the sought-after catchments for Graceville State School and Indooroopilly State High. Cute and quaint from the outset, the Queenslander cottage is set back from the street and privatised through low-maintenance gardens. Entering via the porch, the front section of the home is occupied by the three light-filled bedrooms complete with casement windows, two featuring built-in wardrobes, two with ceiling fans and the main with air-conditioning. The bathroom is positioned at the end of the hallway to the bedrooms, comprising a walk-in shower, mirrored vanity and separate powder room. The central hallway flows out to the open-plan living areas, flaunting high ceilings, polished timber floors and windows with white plantation shutters. The air-conditioned living and dining areas are serviced by the contemporary one-wall kitchen with Granite benchtops, gas cooktop, oven and dishwasher, with built-in cabinetry and pantry. The living opens out to the large rear deck that overlooks the stunning leafy established backyard, offering a tranquil space to dine, entertain or simply relax and enjoy the peace and privacy of this serene sanctuary. The child and pet-friendly backyard includes a shed and rainwater tank and is laid with artificial turf, so there is no need to spend your weekends maintaining the gardens. The home also features a single carport to the side of the property, a garden shed at the rear of the backyard and laundry facilities off the back deck. In addition to the charm of the home itself, the location on offer here is outstanding, close to all amenities and with a resounding vibrant community feel. Chelmer has been long regarded as one of Brisbane's favourite suburbs, with abundant greenspace, bike paths and walkways. Those with young families will love the vast array of local schools - Graceville State School, Indooroopilly State High School, the prestigious St Aidan's Anglican Girls' School, St Peters Lutheran College as well as the Queensland Academy for Science, Mathematics and Technology. Positioned less than 10km from the Brisbane CBD, those who work in the City, at the University of Queensland or Indooroopilly Shopping Centre will find commuting a breeze with public transport readily available. This property combines lifestyle with convenience, securing it as a rare opportunity for executives, young families, downsizers and investors alike. Call us today as this property won't last long in the current market.