

**24 Brooke Street, Clayfield, Qld 4011**



**Sold House**

Sunday, 12 November 2023

24 Brooke Street, Clayfield, Qld 4011

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Dean Hamilton  
0400799447

**\$3,550,000**

Auction Location: ON SITE This quintessential Queenslander has been expertly reimaged by the award-winning 'Activates' Construction. 'Primavera' is a superb renovation of the highest level and one of the finest family offerings currently available on Brisbane's north side. Beyond a breathtaking facade this newly completed residence reveals an abundance of living space that truly embodies indoor-outdoor living. Enhanced throughout by soft tones, natural materials and an abundance of light afforded by its perfect north-facing rear aspect. Proudly positioned on an elevated 607m<sup>2</sup> block within a sought-after Clayfield locale, Primavera will appeal to even the most discerning buyers. Families, executives and those who love to entertain will consider its layout near perfection; Kitchen, living and dining spaces interact with the internal courtyard and have full visibility of the flat backyard, pool and covered entertaining areas. At a glance, attributes include but are not limited to:- Generous family home and entertainer spread over an impressive 427m<sup>2</sup> (approx.) of living space- Elevated 607m<sup>2</sup> allotment on blue-chip street in one of the inner north's finest suburbs- Five bedrooms complete with walk-in-robos or sizeable built-ins, bedroom on ground floor featuring its own ensuite- Pristine French laid travertine tiles seamlessly connected to adjacent flat grassed yard and pool house, oversized alfresco entertaining area featuring in-built BBQ- Three bathrooms plus two powder rooms smartly located across the home's upper and lower levels- Master suite featuring palatial ensuite with dual vanity and expansive walk-in-robe- Master suite enjoy views of the pool and mature greenery drenched in natural light afforded by private balcony- Downstairs, families and entertainers will adore open plan configuration with visibility of outdoors from central kitchen, living and dining zones- Comprehensively equipped kitchen with sizeable butler's pantry, Pitt cooktop, Miele 60cm dual ovens, integrated fridge/freezer, stone benchtops and splash back, ample storage space- Spacious living and dining room with feature open courtyard, exceptional natural light and wine cellar- Garaging for two vehicles with additional storage space, epoxy flooring throughout plus additional off street parking- Ducted and zoned air conditioning, ample storage, family sized laundry and mudroom- High ceilings throughout, high quality linen sheers/curtains, digital/keyless entry, security system installed- Ascot State School catchment and nearby to prestigious schooling, approx. 6kms 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 arms reach to St. Margaret's, St. Rita's and St. Agatha's private schools to name a select few. A short distance to local green space including Ascot Park on the doorstep of Eagle Farm Racecourse, Oriel Park featuring the adjoining Oriel Markets shopping village and Crosby Park next door to Brothers Rugby Club and Albion's burgeoning retail and café precinct. Moments to 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, Brisbane Airport and the city. 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.