

249 Herries Street, Newtown, Qld 4350



Sold House

Friday, 1 September 2023

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Bedrooms: 5

Bathrooms: 2

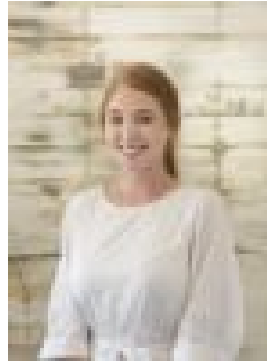
Parkings: 1

Area: 2023 m2

Type: House



Cooper Watson
0497170749



Bria Hurst
0497170749

\$700,000

This grand turn of the century double gabled Queenslander is full of colonial character features that will have you falling in love the moment you arrive, and let's not forget it's only a moment's walk to our thriving CBD. Here you have the charm, space and quality that period homes are so well known for, combined with the convenience and practicality that a modern lifestyle demands. The house purposefully retains all the classic colonial accents that are so reminiscent of days gone by, whilst still being responsive to the demands of modern-day life. Nestled on 883m² behind the handcrafted front gate, a garden arch and Jacaranda tree, you are instantly greeted by the grandeur of early Victorian stone steps and classic period door with coloured glass sidelights as your entrance. Step inside and you'll be greeted by polished timber floors, soaring VJ walls, wide central hallway and ornate pressed metal ceilings that altogether exude elegance. The long and wide Georgian arched hallway immediately establishes an inviting ambience, as it symmetrically splits off into traditional bedrooms and the many light-filled living areas. The 12ft high ceilings and the large windows that frame the garden beyond, altogether create an open and airy feel throughout the generously portioned 244m² floor plan. Idea for alfresco living, the large undercover patio extends from the main living spaces as a bonus, so there is plenty of room for everyone to relax in comfort and safety all year round. Beyond the patio, there is a section of cottage gardens with a traditional stone lined border, and established backyard fruit trees with stepping stones and lawn area. The current owner has thoughtfully made allowance for a double lock up carport to be placed as an extension of the new concrete driveway. A green screen hedge between the house and driveway and strategic provisioning of future car accommodation will make for a very useable private backyard ideal for extended outdoor living, and all on a low maintenance allotment. At a glance -

- New two toned colourbond roof
- Circa 1900's character home
- Premium 5.94KW solar panel and inverter system
- Multiple TV aerial connections and NBN connected
- New entrance driveway that gives future provision for building a double lock up garage
- Beautiful colonial accents that make this house a home reminiscent of days gone by include:
 - Polished timber floors
 - VJ walls and 12 ft high ceilings
 - Ornate pressed metal ceilings and cornices
 - Stunning pendant lighting
 - Double fireplace façade featuring mantle and original brickwork
 - Traditional timber sash windows
 - Decorative timberwork
 - Colonial bull nose verandah and ornate metal window hoods
- Generously sized bedrooms
- Master with walk in robe and ensuite setting
- Expansive light and airy north facing multiple use living spaces
- Separate study
- Enclosed front verandah and covered north facing alfresco area
- Large kitchen with 900 wide gas cooker and dishwasher
- Ceiling fans and gas heating points to living spaces
- Two bathrooms and three toilets
- Abundant pantry, laundry and internal loft storage

The position of this property places you into a superb school catchment, with private primary and secondary school options at The Glennie School and St Mary's College only a short walk away. Its location also offers many lifestyle conveniences. With everything at your fingertips, it is centrally located within handy walking distance to:

- CBD, Grand Central Shopping Centre
- Clifford Gardens Shopping Centre and local eateries (soon to feature a new car wash and mechanics workshop)
- The refurbished Newtown neighbourhood shopping precinct (including Fruit Mart, Pharmacy, Coffee Shop, Hairdresser & Dog Grooming)
- Gold's Gym
- Coroneos Nursery
- Kids Club Childcare Centre & The Glennie Community Kindergarten
- Newtown Hotel,
- Laurel Bank Park
- Herriot House Veterinary Surgery & Canine Day Care

Also quite importantly, this is a house that will retain value by being adaptive with its new owners over the years. The floor plan can quite seamlessly cater for a variety of changing needs and lifestyles over time. Its layout offers a flexible and interchangeable use of space for a variety of purposes such as for a home-based office / business, dual occupancy, multi-gen living or even Airbnb. If you have been searching for a beautifully presented property, where you can simply unpack and make yourself at home, look no further. Don't miss out on owning one-of-a-kind property full of character and charm located centrally within Newtown's most sought-after locations! Book an inspection today before someone else snaps it up! RealWay Property Partners proudly present 249 Herries Street, Newtown to the market. For more information or to book your private inspection, call our office on 0466 452 477 today.