

25 Gloucester Street, Highgate Hill, Qld 4101



Sold House

Thursday, 4 April 2024

25 Gloucester Street, Highgate Hill, Qld 4101

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 359 m2

Type: House



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\$1,865,000

Welcome to 25 Gloucester Street, Highgate Hill - a stunning property offering the perfect blend of spacious living, modern convenience, and architectural elegance. Nestled on a corner block, this property boasts a unique dual living setup, ideal for families seeking versatility or investors looking for rental potential. With a total of five bedrooms, this home is divided into two distinct living areas. The lower level features a self-contained two-bedroom apartment complete with its own bathroom, kitchenette, and living area. Previously utilised as a holistic health business, this space offers endless possibilities. A separate entrance and electricity meter ensure privacy and independence. Upstairs, you'll find three additional bedrooms, a large family bathroom, expansive living spaces including a spacious living room and a separate dining room off the well-appointed kitchen. Architectural elements add character and charm throughout, including a spiral staircase, traditional features, and ample light and space with nature vistas observed throughout the many windows. Step outside onto the expansive deck, where you can enjoy the serenity of the surrounding tree canopy and perhaps catch a glimpse of the resident family of tawny frogmouths. A verandah at the front provides the perfect spot for enjoying morning coffee or evening sunsets, with great cross breezes enhancing the indoor-outdoor flow. Storage will never be an issue with ample built-in options, while solar panels contribute to energy efficiency. Ample off-street parking adds convenience, while the low-maintenance gardens ensure you can spend more time enjoying your surroundings.

25 Gloucester Street is more than just a property - it's a community. With great neighbours and a strong sense of camaraderie, you'll feel right at home from the moment you arrive. Beyond the confines of this magnificent property, the location of 25 Gloucester Street is equally impressive. Located on a corner block this home has a peaceful treetop ambiance, with the convenience of still being conveniently close to the city and an array of lifestyle attractions. Let's delve into the exceptional location of this remarkable home:

Proximity to the CBD: Despite its secluded ambiance, 25 Gloucester enjoys a prime location just a stone's throw away from the heart of Brisbane's CBD. A short commute brings you to the bustling city center, offering an array of employment opportunities, shopping destinations, and vibrant nightlife. Leave the car at home for your commute to the Brisbane CBD and utilise the local biking paths, walking tracks, bus, train and ferry routes.

Educational Excellence: The property is within the coveted Brisbane State High catchment area, renowned for its exceptional educational standards. Families will appreciate the convenience of having one of Queensland's top-performing schools nearby, ensuring their children receive a first-class education. This home also is moments from elite colleges including St Laurence's, Somerville House, Brisbane Grammar, Girls Grammar, and Churchie Grammar.

Cafes, Bars, and Restaurants: Just a short distance away lies West End, a vibrant and eclectic neighborhood known for its lively atmosphere and diverse cultural scene. Immerse yourself in the bohemian charm as you stroll through its streets lined with trendy cafes, boutiques, art galleries, and live music venues. From chic cafes serving artisanal coffee to award-winning restaurants showcasing a myriad of culinary delights, you'll never be short of choices for a memorable dining experience in Highgate Hill and the surrounding suburbs.

Green Spaces and Parklands: Nature enthusiasts will appreciate the proximity to the expansive green spaces and parklands surrounding Highgate Hill. Enjoy leisurely walks or picnics in the lush surroundings, or engage in outdoor activities such as cycling, jogging, or yoga in the fresh air. Located in close proximity, South Bank Parklands is a premier destination for leisure and entertainment. Explore the stunning riverside parkland, enjoy picnics by the water, take a dip in the man-made beach, or visit the numerous cultural institutions, including the Queensland Performing Arts Centre (QPAC) and the Cultural Centre.

Convenient Amenities: Living in Highgate Hill means having easy access to essential amenities. From supermarkets and specialty shops to hospitals, healthcare facilities and fitness centers, everything you need is within reach, ensuring a convenient and effortless lifestyle. Embrace the unparalleled lifestyle that awaits you. Indulge in the tranquility of this home on the corner while enjoying the convenience of nearby lifestyle attractions, dining destinations, cultural institutions, and educational excellence. Immerse yourself in the vibrant ambiance of this sought-after location, where every day presents a new opportunity for exploration and enjoyment. Don't miss your chance to own this premium, luxury-built home in a lifestyle location that surpasses expectations. Our instructions are clear, and this property will be SOLD at auction, if not prior. Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information.