

**25 Madden Street, Albion, Qld 4010**



**House For Sale**

Thursday, 13 June 2024

25 Madden Street, Albion, Qld 4010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Nick Kouparitsas

0406564619

## Auction

Auction Saturday the 6th July at 11am On-Site Beautifully presented with endearing elegance and awash with restored character elements, this signature Albion home is exquisitely presented inside and out. Expertly refined to seamlessly blend character features with contemporary luxury, this position favours those wanting a vibrant inner city lifestyle and brilliant access to premier schooling. Showcasing distinctive art deco architecture and a polished street appeal, supreme quality is on display throughout a unique footprint, with heritage elements including ornate plasterwork, French doors and timber flooring. Anchoring the space with a gorgeous curved wall and fireplace, a large lounge and dining basks in beautiful natural light with the adjacent kitchen delivering everything a home chef could want. Framed by sleek white cabinetry, there is superb storage on offer complemented by quality appliances, large gas cooker and extensive stone including a large centre island. A large lounge room at the rear of the home offers excellent living versatility, connecting seamlessly to a huge covered patio. Gorgeous magnolias and an elevated outlook provide the perfect backdrop to alfresco entertaining, with an additional patio options also available on the lower level. Three bedrooms provide the formal accommodation on the upper level, each plushly carpeted and including plantation shutters and built-in storage. The bathroom provides a bath and contemporary vanity with a separate powder room offering ideal convenience. Downstairs there is tremendous flexibility for those accommodating guests or teenagers as well as offering options for multiple generations. Boasting a huge lounge room and guest retreat, along with a pristine bathroom, patio access and external entry, there is also opportunity to create self-contained dual-living if desired. Additional features of this high quality home include a huge laundry, large storage room/wine cellar, landscaped and fenced surrounds and gated driveway parking. Sitting in a vibrant location perfect for those wanting that thriving inner-city lifestyle, this position also embraces a tree-lined street and easy access to all amenities. Elite schooling is in every direction including Eagle Junction State School, Clayfield College, St Rita's and St Margaret's Anglican School. The Doomben and Eagle Farm racecourse precincts are just minutes away with an easy stroll to Albion Fine Trades and Breakfast Creek Hotel ensuring your weekend brunch and drinks are sorted!

- Elegant landmark home with contemporary upgrades, 5km from the CBD
- Restored character features including timber floors and ornate plasterwork
- Airconditioning throughout
- Open-plan living and dining with original, rejuvenated fireplace plus large separate lounge
- Large kitchen with superb storage, gas cooking, quality appliances and expansive stone
- Large covered alfresco entertaining with elevated outlook and cooling breezes
- Three built-in bedrooms with plush carpet and plantation shutters
- Contemporary family bathroom including bath and vanity storage
- Large lower level with guest retreat, family room, private patio and pristine bathroom; plenty of options to create dual-living if desired
- Large laundry with built-in cabinetry
- Huge storage room/wine cellar
- Additional patio and decked zones
- Manicured landscaping with fenced street frontage and driveway parking with gated entry
- Minutes to elite schooling, vibrant dining precincts and Brisbane landmarks