

255 Ferguson Road, Seven Hills, Qld 4170

Place. **P**

House For Sale

Friday, 3 November 2023

255 Ferguson Road, Seven Hills, Qld 4170

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 1058 m2

Type: House



Paula Pearce
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Tammy Dale
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Auction

Auction Location: In rooms - 140 Oxford Street, Bulimba Boasting large proportions and a very generous north-facing rear yard with sports field lighting, this tri-level home also will impress with its high-end finishes and stunning city views. Featuring immaculate interiors and spectacular entertainment options, this outstanding property is close to The Corso's attractions and Seven Hills Bushland Reserve's scenic walking tracks. Intelligently designed, the residence is given brilliant street appeal by its modern facade, electric-gated entry and established front gardens. Inside, sleek tiled floors, lofty 2.7-metre-high ceilings, plantation shutters and a calming neutral colour palette are showcased throughout. On the home's middle level, a spacious open-plan living and dining area invites you to relax and host guests in style. An accompanying wet bar is equipped with a Miele coffee machine and a Zip Tap. There is also a generous family or lounge room benefitting from three-metre-high ceilings with a bulkhead and full colour-changing LED strip lighting. Finishing the central living area, a sensational kitchen displays a breakfast bar, a butler's pantry, Caesarstone benchtops, a touchless soap dispenser, an insinkerator and ample electric cupboard storage. A suite of excellent appliances includes a V-Zug combi steam oven, Neff ovens, an induction cooktop and a warming drawer. Extending the entertainment options outside, a covered patio promises to be the setting of many unforgettable gatherings. A fully-fenced flat and grassed rear yard has mature gardens, as well as vast amounts of space for children and pets. Finishing this level is a full bathroom and a sixth/guest bedroom encompassing built-in robes, while a second living area and a powder room are upstairs. Undeniably luxurious, a sizeable master bedroom has a large walk-in robe. An attached ensuite has dual vanities, a shower and a spa bath. Four additional bedrooms are serviced by a well-appointed main bathroom; each bedroom boasts built-in robes and one also features an integrated desk. Suitable for those who work from home, a dedicated office showcasing plentiful storage is on the ground level. Complete with a secure dual garage, a separate dual carport and off-street parking for another five cars. The property can accommodate a total of nine cars off-street. The home also includes a monitored alarm system, keyless entry, security side entry gates, fully-ducted nine-zoned air-conditioning, ceiling fans, a laundry chute, LED lighting, factory-tinted five-millimetre glass windows, an automatic water softener system, three-phase power, a ducted vacuum system, a thermostatically-controlled in-roof exhaust system and extra insulation on the western and some internal walls. Close to a multitude of exciting retail and dining options, this fantastic residence is also just minutes from the Norman Park train station and city-bound bus stops. Camp Hill Marketplace and the fashionable Martha Street café precinct are nearby. The Gateway Bridge, the Brisbane Airport, the M1 Motorway and the iconic Gabba Cricket Grounds are a quick commute away. Falling within the Seven Hills State School and Coorparoo Secondary College catchment areas, this marvellous home is also a short distance from Saint Thomas Catholic Primary School, San Sisto College and Saint Martin's Catholic Primary School. Do not miss this exclusive opportunity – call to arrange an inspection today.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes

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