

**26 Barwood Street, Newmarket, Qld 4051**

Place. **P**

**Sold House**

Tuesday, 3 October 2023

26 Barwood Street, Newmarket, Qld 4051

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Phil Burley  
0432349077



Rachel Fechner  
0408117299

## Contact agent

Auction Location: On site - 26 Barwood Street, Newmarket

Situated within a tightly-held suburb only minutes from the heart of Brisbane's CBD, this dual-level property boasting a swimming pool promises to exceed expectations. Benefitting from a large rear yard and an intelligent layout, this outstanding residence is close to Newmarket Village's conveniences and the Enoggera Creek Bikeway. Only five years' old, the home celebrates modern elegance with its bold facade and mature front gardens. Inside, exquisite timber and carpeted floors are complemented by a calming neutral colour palette. On the property's ground level, a spacious open-plan living and dining area is accompanied by a sizeable media room/potential fifth bedroom. Equipped with all the essentials for preparing a delicious meal, a superb kitchen displays a breakfast bar, quality appliances, a walk-in pantry and ample cupboard storage. Extending the entertainment options outside, a generous covered patio is where you will want to gather family and friends. Framed by privacy screens, this sensational al fresco area leads to an expansive fully-fenced grassed rear yard with established gardens, a charming children's cubby house, a timber deck and a glass-framed in-ground swimming pool. Finishing the ground level is a separate powder room and laundry with side access, while a second living area and a dedicated study nook are upstairs. Spilling out onto its own balcony, an ensuited master bedroom encompasses a walk-in robe. Three additional bedrooms featuring built-in robes are serviced by an immaculate main bathroom, which has a separate bath and shower. Complete with a secure dual garage and excellent storage, the residence also includes ducted air-conditioning and ceiling fans. A stone's throw from Banks Street Reserve's scenic walking tracks, this fantastic home is near a plethora of shops and dining options. The Newmarket train station, city-bound bus stops, the soon-to-be-reimagined Victoria Park and QUT's Kelvin Grove campus are also easily accessible from this address. Positioned within the Newmarket State School and Kelvin Grove State College catchment areas, this brilliant property is also a short distance from Saint Finbarr's Catholic Primary School, Red Hill Special School and Saint Ambrose's Catholic Primary School. Do not miss this rare opportunity – call to arrange an inspection today.

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.

**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.