

26 Procyon Street, Coorparoo, Qld 4151

Place. **P**

House For Sale

Friday, 29 March 2024

26 Procyon Street, Coorparoo, Qld 4151

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 809 m2

Type: House



Madison Yates
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Auction

Auction Location: On-Site Commanding stunning leafy views and city glimpses from an elevated 809sqm allotment, this tri-level property with a swimming pool offers a lifestyle to be envied. Recently renovated and freshly painted, this spectacular residence is just a leisurely stroll from a slew of popular dining and retail options. Situated adjacent to tree-dotted Procyon Street Park, the home makes a brilliant first impression with its rendered-finish facade and established front gardens. Continuing the refinement inside are details such as bamboo flooring featuring acoustic underlay, plus plantation shutters, lofty 3.2-metre-high ceilings and a calming neutral colour palette. Benefitting from an intelligent layout, the property encompasses a spacious open-plan living and dining area on its middle level. Spilling out onto an entertainers' patio and terrace, this welcoming central space adjoins an exceptional kitchen and butler's pantry. Equipped with a large breakfast bar and custom pendant lights, this fantastic culinary space also displays engineered marble benchtops and ample soft-close 2Pac cupboard storage. A suite of premium European appliances includes a Zip Tap and an induction cooktop. Positioned on an upper split level, a generous lounge room leads to a covered al fresco area. A fully-fenced grassed rear yard extending from here has landscaped gardens and a nine-metre in-ground swimming pool. Upstairs, an ensuited over sized master bedroom boasting a large walk-in robe feels undeniably lavish. There is also a well-appointed main bathroom and three additional queen size bedrooms; all have walk-in robes, while one is also ensuited. Another full bathroom and a fifth bedroom are on the middle level, in addition to a sizeable sixth bedroom or work from home space with a lovely outlook and breeze. Complete with a secure dual garage and a storage room on the ground level, the residence also includes zoned ducted air-conditioning, a back-to-base security system, video intercom, a rainwater tank, side access and plush-carpeted floors in the bedrooms. A stone's throw from Whites Hill Reserve's sporting grounds, Majestic Park and Camp Hill Marketplace, this sensational home is close to city-bound bus stops and the fashionable Martha Street café precinct. Westfield Carindale, Coorparoo Square, the Coorparoo train station are nearby. Falling within the Holland Park State School and Cavendish Road State High School catchment areas, this incredible property is also a short distance from Loreto College, Our Lady of Mount Carmel Primary School, Villa Nova and Churchie. Do not delay – call to arrange an inspection today.

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