

**28 Hall Street, Edge Hill, Qld 4870**

**House For Sale**

Tuesday, 28 May 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 799 m2**

**Type: House**



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## Contact Agent

This gorgeous Queenslander, in one of the most sought after locations in our premier suburb, has been meticulously renovated to the highest standard. The character of the home has been sensitively retained so that you can enjoy the history and ambience whilst just walking in and enjoying the features of modern living and outdoor entertaining. Like 2 homes in one, it has 2 extra bedrooms a second enormous living area and second kitchen plus 2 extra bathrooms downstairs. There is even a huge second outdoor living area serviced by the kitchen. The layout has been deliberately configured to be flexible to suit your needs. It could provide combined family living, granny flat for grandparents or younger family members saving for that mortgage!, a separate home office, or even an income stream. Teenagers would love it!. The renovation has included state of the art Rondo acoustic insulation between floors and even tongue in groove walls and spotted gum flooring to match the original features of the upstairs so that there is no aesthetic disconnect between the 2 levels. The original upstairs is stunning. It has been "opened up" to provide a wonderful open plan flow. The high ceilings gorgeous timber floors casements and tongue n groove all provide authentic instant charm. The living area flows to a huge outdoor deck which in turn overlooks the private pool and garden and has delightful views to the rainforested mountains. Modernised kitchen stylistically in sync. with the Queenslander aesthetic but has contemporary must haves, walk in pantry, servery direct to the deck, German made appliances, Franke sink etc. Now to the give me the facts part... Total of 5BR 3 bathrooms 2 big living areas 2 kitchens 2 outdoor areas connected with stylish internal stairs, downstairs areas can be independently externally accessed. Car accomm to the wazoo! We have double carport plus a huge separate 2nd covered parking and storage area 13.5m by 3.8 wide. Plus access down the other side for trailer additional vehicle etc. 6.4 solar kw solar inc. 25 x Opal panels and Fronius Primo 5kw inverter. Separate hot water system fo downstairs. Storage room plus large storage cupboards. Legal height downstairs with appropriate council approvals. Fenced and landscaped gardens providing ample lawned area, easy maintenance yet beautifully tropical. Sellers have loved this home and the neighbourly street and have put their heart and soul into the renovation. Now they have to move interstate so you have the rare opportunity to buy this fantastic property.