

31 Armagh Street, Clayfield, Qld 4011

Place. 

Sold House

Sunday, 15 October 2023

31 Armagh Street, Clayfield, Qld 4011

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 2263 m2

Type: House



Drew Davies
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Bryce Osborne
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\$7,800,000

Auction Location: On-Site Brilliantly designed by Arkhefield and masterfully constructed by renowned builder Scott Clements Constructions, the design brief of 'mid-century resort' has been captured and delivered flawlessly with careful consideration to its coveted private position. It's impossibly hard not to overstate the rarity of this opportunity, even by its most fundamental attributes; a discreet 2,263m² allotment in one of Brisbane's finest suburbs, within 7kms of Brisbane City with a significant architectural residence and North-South orientated championship tennis court. Truly inspiring architecture and expert craftsmanship culminate in this modern pavilion home presenting as nothing short of extraordinary. Stepping through the tropical facade it's evident that privacy and a seamless connection between indoors and outdoors has been paramount in design. Each pavilion is positioned either side of a central pool and connected via a covered verandah. Luxurious and entirely bespoke, the showpiece kitchen with fully equipped butler's pantry is perfect in its presentation and along with key living areas, offer full visibility of the large flat yard, pool and tennis court. Established, landscaped gardens perfectly frame the significant grounds with a perfect North-East aspect capturing natural light and cool breezes. A palatial and private master suite in addition to the secondary bedrooms, library, dedicated office, homework area and private patio are just a few highlights of the main pavilion. The second pavilion offers a fifth bedroom, bathroom, office, living area and access to an expansive subterranean floor offering media room and dedicated wine cellar with spectacular viewing window to pool, bathing this space in filtered sunlight. If simplicity, functionality and clean lines are all paragons of mid-century modern design philosophy then 31 Armagh Street presents one of Brisbane's finest examples on a grand scale. A golden era of architecture newly completed and reimagined with absolute luxury for those who are passionate about family, entertaining and quality of life. Key attributes include but are not limited to:- Expansive 2,263m² allotment in blue-chip Clayfield- Coveted North-South facing championship tennis court, flat yard and sports pavilion- Court also comes with netball hoop, volleyball net, golf putting holes and cricket net- Significant architectural home spread over 579m² of living space- Showpiece Wyer & Craw kitchen with butler's pantry, high end appliances and fixtures with plenty of storage- Two car garage with off street parking for an additional 3 cars- Master suite featuring bay window with private outlook, palatial ensuite with dual vanity, bathtub and walk-in-robe- Families and entertainers will adore open plan configuration with visibility of pool & tennis -court from kitchen, living and dining zones- Subterranean media room featuring pool window and temperature-controlled wine cellar with 1,200 wine bottle capacity- Oversized laundry with direct outside access, library and office- Remote controlled security system and intercom entry system- Ducted and zoned air conditioning, ample storage, Solar 5kW plus solar boost hot water & NBN- Salt water pool with solar heating- Eagle Junction State School catchment and nearby to prestigious schooling, approx. 11kms from Brisbane's CBD So close to everything you need, the prestige and convenience of this location is unquestionable. Within the highly sought after Eagle Junction State School catchment and within 2 minutes walk. Equally as convenient, Clayfield College is also within short walking distance and near proximity to St.Margaret's, St.Rita's, and St.Agatha's private schools with Brisbane Grammar, Brisbane Girls Grammar, St.Joseph's Nudgee College and St.Joseph's College also within close reach. Harris Farm Markets, restaurants cafes and local shops also within a stone's throw. Close to local green space including, Melrose Park and Kalinga Park. For destinations further afield, journey via public transport options just moments away, placed squarely between Eagle Junction and Clayfield train stations, otherwise a short drive to Newstead Gasworks, James Street, Brisbane Airport and the city. A complete information memorandum is available to those buyers seeking further information. 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. 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.