

324 Grandview Road, Pullenvale, Qld 4069



Acreage For Sale

Tuesday, 26 March 2024

324 Grandview Road, Pullenvale, Qld 4069

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1 m2

Type: Acreage



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For Sale

A unique Federation mansion, completed in 1912 for prosperous dentist, Edgar S Hobson, was originally located on the Brisbane River, at East Brisbane. Mr Hobson chose the site for his family home as, being a Rear Commodore of the Royal Queensland Yacht Squadron, he preferred to sail rather than use other modes of transport. Renowned Brisbane architect, Robin Dods, was engaged to design the original five- bedroom home which boasts a steeply pitched gable roof of terracotta tiles complete with a unique spire, topped by Fleur de Lys. The tiles were imported from France, each one stamped on the underside, "Pierre Sacoman, St Henry, Marseille". The house changed ownership several times before being purchased and relocated to Pullenvale by the current owners in 1994. Since then, and in consultation with two of Hobson's daughters, the house has undergone an extensive and authentic restoration to highlight the presence of decorative pressed metal ceilings, VJ wall panelling, coloured glass in the French doors and breezeways throughout, and stained-glass features retaining the warmth and character of the original home. Homes like this are a rare offering and from the moment you enter the 1.8m meter entrance hallway, you feel welcomed through to the formal dining, lounge, and master bedroom. Twelve-foot-high pressed metal ceilings feature in every room with plenty of natural light inviting you to explore the vast space of this piece of history. The Master bedroom, complete with walk-in robe and spacious ensuite, has access, through a bay comprising three sets of French doors, onto the wrap-around verandah. A great place to sit and enjoy a coffee and croissant in the morning overlooking the beautiful gardens surrounding the pool. The timber eat-in kitchen, with a walk-in pantry and servery, is well appointed for large families to prepare everyone to take on the day ahead, and to gather in the evening, to share their stories around the kitchen table, creating precious memories together in a world of distractions. Downstairs you have the perfect teen retreat or potential for multi-generational living with a large bedroom, and very spacious living area that opens through beautiful French doors onto a patio by the pool, the third bathroom, and laundry which was styled as a kitchenette. Three storage areas and external access for separate entry complete this downstairs area which provides easy access to the 12-metre saltwater swimming pool. The property is horse-friendly with equine-safe fencing providing 3 designated paddocks with natural shade, and a fourth with an 8m x 4m shelter. The Moggill pony club can be accessed on horseback from the property. In addition, the property provides a 40-foot long shipping container with separately accessed storage and a powered office space; a 3-bay car garage; a 3m x 2.4 garden shed; and a 3m x 3m feed shed for horses. Features include:

- Authentic Federation character features throughout the home
- 5 - bedrooms, 3 with robes
- 3 - bathrooms in period style
- 2 - internal store rooms
- Formal dining, lounge rooms and master bedroom opening onto the wrap-around verandah
- Large Master bedroom with walk-in robe, ensuite
- 12ft high pressed metal ceilings upstairs
- Work from home/study space
- Access to ground floor living and storage areas via internal stairs
- Central library and reading nook
- Large pantry and servery area off the eat-in timber kitchen
- Polished original timber and parquet flooring
- Split system air conditioning units throughout the home
- Freshly painted inside and out
- New electric hot water system
- 12m Saltwater pool with new chlorinator and robotic pool cleaner
- Brand new Taylex Advanced onsite Wastewater Treatment System
- 23,000l water tank
- 10,000m² corner block which is horse friendly
- Equine safe paddocks with covered shelter, float access and feed shed
- 3 bay car garage
- 40 feet long shipping container converted to office and storage with power
- Walking distance to the Pullenvale Hall which is a great local meeting place with a weekday coffee van and community events held regularly.
- 3 minutes drive to Pullenvale State School
- 8 minutes drive to Our Lady of the Rosary School

You will have plenty to keep you entertained with the lifestyle on offer in this unique federation mansion which has been home for nearly 30 years to the current owners, now looking to downsize and travel the world. The time has come for the next chapter to be written and for a new family to enjoy all this property has to offer with access to great schools, and local shopping centres only 10 minutes away, you have the best of both worlds with acreage living and 30 minutes into the CBD. Come and inspect for yourself and see why the owners have loved their time here and make this your next family home. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.