

327 Simpsons Rd, Bardon, Qld 4065



House For Sale

Thursday, 16 November 2023

327 Simpsons Rd, Bardon, Qld 4065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



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Auction

This five bedroom home offers extremely spacious interiors and a versatile layout that will appeal to large families, someone operating a business from home, or those chasing the potential to earn additional rental income. The main living level is a bright and open space, with wonderful natural light. The central kitchen is well positioned and includes a Bosch freestanding oven & ceramic cooktop, loads of storage space and a breakfast bar, adjoining the spacious family room. French doors create a seamless connection with the rear deck surrounded by mature gardens, making indoor/outdoor entertaining a breeze. This level includes three great sized bedrooms and the main bathroom, in addition to the second living zone, currently used as the lounge/dining area, and featuring high ceiling, ornate cornices and hallway arches. An enormous Master suite with a beautiful treed outlook, is privately positioned on its own level on the top floor and includes a walk-in robe and a huge ensuite bathroom with a bathtub and separate shower. Like all the rooms in this home, it is full of natural light and enjoys excellent cross breezes. Completely separate is a self-contained cottage, built at the same time as the original home c1940's, accessed via the side of the house with a kitchenette, ensuite and laundry and even its own deck access to the backyard. This is a versatile space - perfect for a nanny, elderly relative/adult children, or it could be sublet for additional income. The studio on the ground floor with its own separate entry is another versatile room, ideal for your home business or billiard room with direct garden access. This space includes a kitchenette, and the laundry which can be discreetly hidden away. Additional under-house storage, useful for mowers, garden tools, etc is also on this level. This is a large and welcoming home with a versatile layout, featuring solid hardwood floors. There are multiple areas to come together and socialise, to work or enjoy quiet solitude. The garden allows room for personalization and includes space for a pool. Located in a sought after pocket, opposite Bardon State School, which is a highly prized catchment, and the bus stop at your door providing easy access to all the nearby shops, café's and the CBD. Parks, Mt Coot-tha trails, and within easy reach of a selection of prestigious schools including Stuartholme School. Generously proportioned and positioned on a 607m² block, this home presents a truly remarkable opportunity to move in and enjoy whilst having scope for further enhancement. OPEN HOME SUNDAY - 19th November - 10am-10.30am

Features include:

- Generously proportioned on a 607m² parcel of prized Bardon land
- Four spacious bedrooms, two bathrooms in the main home
- Self-contained cottage/granny flat with a separate entrance to the family home
- Versatile interiors with 4 x 6.7mtr lower-level studio ideal for your home business
- Bardon State School, and the bus at your doorstep
- Bowman Park, Mt Coot-tha trails and less than 6km to the heart of the city