

**33 Salstone Street, Kangaroo Point, Qld 4169**

Place. 

**House For Sale**

Friday, 19 April 2024

33 Salstone Street, Kangaroo Point, Qld 4169

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 280 m2**

**Type: House**



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## Auction

**Auction Location:** On-site Located only 15 metres from leafy Raymond Park and minutes from the iconic Gabba Cricket Grounds, this dual-level character home perfectly balances proximity to the city with a family-friendly lifestyle. Within walking distance of esteemed schools and the soon-to-be-constructed Cross River Rail Woolloongabba Station Precinct, this east-facing property boasts stunning city views, beautiful traditional details and excellent entertainment options. Showcasing undeniable classic charm and modern updates, the residence makes an exceptional first impression with its magnificent character facade and covered front porch. Inside, you will find exquisite traditional touches such as original timber floors, lofty high ceilings, VJ walls and original glass windows. Capturing delightful natural light and refreshing cross breezes, the home flows from its welcoming entry via a central hallway to a spacious open-plan living and dining area. Allowing you to relax and entertain guests with ease, an updated adjoining kitchen displays an oversized breakfast bar, a modern tiled splashback and ample cupboard storage. A suite of quality appliances includes a family sized Fisher & Paykel oven and a five-burner gas cooktop. Seamlessly linked to the central living area are large timber bi-fold doors that open the beautiful property up to a covered entertainers' deck, it is a true highlight for the home. Looking out to the city skyline, this spectacular alfresco area is such a rarity and provides plentiful space to entertain, enjoy a barbecue or a dinner party with loved ones whilst enjoying the city sparkling lights behind you. Finishing the upper level are two sizeable bedrooms, both with built-in robes, magnificent original windows, high ceilings and a well-sized main bathroom to suit. Downstairs, a large legal-height multi-purpose room is the perfect breakaway space for teenagers. It also provides the option for dual living or to rent out privately. Leading from the multi-purpose room is a fully-fenced private courtyard. Immaculately presented, it provides space and security with the ease of low maintenance. Thoughtful pine trees have been placed at the rear to grow and create even more privacy. There are also artificially-turfed lawns, mulch, a smart storage shed and low-maintenance gardens. Downstairs, you will find a large ensuited master bedroom featuring a spa bath and dual vanities, as well as private access to an attached east-facing private patio. A large fourth bedroom is also featured, in addition to another bathroom and laundry. Unlike most Queenslanders, all bedrooms have built in robes, with ducted air-conditioning upstairs and separate split-system air-conditioners downstairs, accompanied by natural cross breezes. Complete with a secure tandem three-car garage, the freshly-painted property also benefits from a state-of-the-art security system and updated downlights. Other notable details include a 10-kilowatt solar power system on the roof, ceiling fans and side paths around the entire home. Positioned within a quiet cul-de-sac, this sensational residence is just a stone's throw from the heart of Brisbane's CBD. Raymond Park's sporting amenities and playgrounds are a leisurely stroll away, while the Mowbray Park Ferry Terminal is nearby. Parks are in abundance here, offering a lifestyle that is second to none, with restaurants, cafes, micro-breweries and delicatessens also all within walking distance. Kangaroo Point is growing by the day. The new pedestrian bridge connecting Kangaroo Point to Brisbane City is currently under construction, expected to be completed in 2024. The area is undergoing significant transformation with the Cross River Rail Woolloongabba Station Precinct project bringing new bars, restaurants, shops, public park space and community facilities. The Cross River Rail network will provide world-class public transport services, and new pedestrian walkways will improve connectivity to the nearby Gabba stadium, which is undergoing a \$1-billion refurbishment for the exciting sporting events in 2032. This is your opportunity to secure a home within two kilometres of Brisbane's CBD and ensure future prosperity and financial growth. Do not miss this rare opportunity - call to arrange an inspection today.

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