

**337 Cliveden Avenue, Oxley, Qld 4075**

Place. **P**

**House For Sale**

Wednesday, 12 June 2024

337 Cliveden Avenue, Oxley, Qld 4075

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 569 m2**

**Type: House**



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## Auction

**Auction Location: Onsite** Presenting a rare opportunity to secure your future in a sought-after enclave, this dual-level brick home is available on the market for the first time. Boasting a sizeable rear yard and superb entertainment options, this sensational property is ideally positioned across from leafy George Scarlett Park and amongst esteemed schooling options. Set on an elevated and north-facing 569sqm allotment, the residence is full of potential. Ready to be enjoyed, the home greets you with a classic brick facade, a covered full-width verandah and mature front gardens. Forming the heart of the property, a spacious open-plan living and dining area is situated on the upper level. Capturing exceptional natural light and refreshing breezes, this welcoming central space spills out onto a covered front verandah. Here, enjoy the beautiful morning sunlight, share an al fresco meal or simply admire the picturesque parkland views. Seamlessly linked to the central living area and the verandah, a dine-in kitchen is equipped with quality appliances and ample cupboard storage. A built-in dining nook provides another vantage point for appreciating the scenic outlook. Finishing the upper level, a generous master bedroom is accompanied by two additional bedrooms; each has a built-in robe. There is also a functional main bathroom encompassing a separate bath and shower, as well as a separate toilet. Downstairs, a large rumpus area or children's playroom leads out to a fully-fenced grassed yard. Fringed by flourishing gardens, this brilliant outdoor area features a paved terrace, raised vegetable gardens and a storage-packed shed. You will also find a second full bathroom, plus two additional bedrooms that can easily double as guest accommodation or as a study. Benefitting from a secure single garage and off-street parking for another two vehicles, the residence also offers side access for a boat or caravan. Other notable details include an internal laundry, plentiful storage, air-conditioning and ceiling fans. Only metres from George Scarlett Park's playgrounds and the Corinda Golf Course, this spectacular home is also close to Oxley Road's many shops and dining options. Dunlop Park's sporting facilities, numerous city-bound bus stops and the Oxley train station are nearby. Honour Avenue's fashionable attractions, Indooroopilly Shopping Centre and UQ's Saint Lucia campus are just minutes away. A leisurely stroll from Corinda State School and Corinda State High School, this outstanding property also boasts proximity to Saint Aidan's Anglican Girls' School, Saint Joseph's Catholic Primary School and Christ the King Primary School. Do not miss this exclusive opportunity – call to arrange an inspection today. This property is an opportunity not to be missed and will be sold at Auction on Saturday 29th June at 10am, unless sold prior. For all serious buyers ready to purchase immediately please contact Nathan Spencer today on 0409 155 114 and [nathanspencer@eplace.com.au](mailto:nathanspencer@eplace.com.au)

**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.