

35 Gable Street, Stafford Heights, Qld 4053

House For Sale

Tuesday, 27 February 2024



35 Gable Street, Stafford Heights, Qld 4053

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 589 m2

Type: House



Len Worthington

Offers Over \$1,600,000

Amazing breezes and stunning panoramic views (spanning over 180 degrees from Mt Cootha across the city and towards Moreton Bay) that you won't believe (and they won't be built-out), adorn this stylish, renovated 4 bedroom home. Enjoy the street appeal as you walk across the decked entrance and through tall entry doors into the foyer. The moment you step up onto the gleaming hardwood floors of the spacious lounge room and through to the spacious, modern kitchen, your eyes are drawn straight ahead to the panoramic city views with CBD buildings that look so close you can nearly reach out and touch them. These same beautiful views can be enjoyed from all areas at the rear of the home, including the kitchen, dining, rear entertaining deck, pool deck and studio/pool room. Recent renovations include new carpet through the 4 bedrooms and the outside of the home has been freshly painted. The kitchen's renovations include modern cabinetry, double fridge cavity, stainless steel appliances and a wide, stacker servery window onto the rear deck, so you can mix with friends and family while preparing meals inside. From the kitchen, the dining area opens onto the rear deck, where once again your attention and gaze will be drawn to the Brisbane city skyline and Mt Cootha. Relaxing or entertaining on this deck is also lovely when the sun goes down and the lights of the skyscrapers start to flicker on, and especially amazing during the "Riverfire" and New Year's fireworks displays. Entertaining in this great property is so easy. The separate studio or pool room that opens via full width stacker doors onto the pool, pool deck and BBQ deck can host the largest of gatherings, where you can enjoy a game of pool and serve friends a drink or two from behind the wet-bar. This studio would also be an amazing space to use as a huge home office or to operate a small business quite separate from the main house. Back inside on the upper level, the lounge, dining and entertaining deck offer spacious living options. The lounge room's wide sliding glass door opens onto the front verandah, enjoying lovely views and incredible North-east aspect and cool summer breezes. With this home's hilltop elevation, if you open the many doors and windows front and back, there's a beautiful cross flow of cool air so you'll hardly need to use the air-conditioning in summer. On this level, bedroom 1 (air-conditioned) and bedroom 2 share the modern bathroom boasting a double shower and double vanity. On the lower level, bedroom 3 and bedroom 4 are both air-conditioned and offer large built-in robes. This level has its own front door entry and foyer (with room for a large desk), modern bathroom, separate powder room toilet, and a huge utility room (over 7 metres long), that would make it ideal for granny or teens to have their own independent space. There's plenty of storage in a room under the stairs and in the large, built-in laundry. Other features not already mentioned include secure double car accommodation, a fenced yard secure for pets, water tanks, a shed, a chicken coup, solar electricity system, mains gas hot water and NBN. The current owners have enjoyed raising their kids here with various sporting access over the years to the ovals, cricket nets and tennis courts of Stafford Heights State School, all just next door. The property is located so close to almost every amenity, for example:

- 30 metres to Stafford Heights State School (in catchment)
- 400 metres to bus stop on Redwood Street (Route 354) – Connecting Chermside and Brookside
- 500 metres to bus stop on Armfield Street (Route 353) – Connecting Chermside and CBD
- 1.4km to Queen of Apostles Catholic Primary School
- 1.5km to Everton Park State High School (in catchment)
- 1.5km to North-West Plaza (Woolworths, BWS, eateries)
- 1.7km to North-West Private Hospital
- 2km to Northside Christian College
- 2km to Everton Park shopping & restaurant precinct (corner of Stafford Road & Old Northern Road)
- 2.8km to Brookside Shopping Centre
- 2.9km to Padua College
- 2.9km to Mt Alvernia College
- 3.2km to The Prince Charles Hospital
- 4.0km to Stafford Road entry/exit for Airportlink M7 tunnels
- 4.6km to Westfield Chermside
- Under 20 minutes drive (11km) to Brisbane CBD and the airport

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