

**35A Frederick Street, Alderley, Qld 4051**



**House For Sale**

Sunday, 24 March 2024

35A Frederick Street, Alderley, Qld 4051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 99 m2**

**Type: House**



Haydn Denovan  
0419961736



Robert Cornish  
0409054200

## Above \$1,100,000

Introducing 35a Frederick Street, Alderley - where modern luxury meets architectural brilliance. This stunning 4-bedroom freehold townhome redefines contemporary living across three levels, seamlessly blending open-plan design with intimate entertaining spaces. Step inside to discover a meticulously crafted residence boasting a practical, flexible, and generous layout. The heart of the home is the high-end SMEG kitchen, adorned with stone benches and a window servery to the alfresco area, effortlessly flowing into the spacious dining room and light-filled lounge. Timber floors add warmth, complementing the indoor/outdoor lifestyle achieved through a generous tiled alfresco area and landscaped courtyard - perfect for entertaining under the stars. Upstairs, three bedrooms offer spacious layouts and plush carpets, while the master bedroom on the lower level opens to the expansive courtyard. Solid timber staircases, VJ feature walls, and stone vanity bathrooms with custom cabinetry enhance the home's luxurious appeal. Key features include a 6.6 kW solar system, 6-star energy efficiency rating, multi-zone ducted air-conditioning, 3-phase power, and FTTP NBN connectivity. Enjoy a quiet leafy outlook and the convenience of a single lock-up garage with additional driveway space. This home also comes with the added peace of mind of a builder's warranty still in place, ensuring confidence in the quality of craftsmanship. Location: • 300m to Sedgley Park • 450m to Coles Alderley & coffee shops • 600m to Newmarket Pool • 600m to Alderley Train Station • 900m to Newmarket Primary School • 1.1km to Newmarket Train Station • 1.4km to Reading Cinemas and Shopping Centre • 5.25km to Brisbane CBD Situated just a 7-minute walk from Alderley Train Station, Coles, and vibrant coffee shops, and a mere 3 minutes to Sedgley Park, this home offers unparalleled convenience. Families will appreciate being within the catchment of Newmarket State School and a short stroll to Newmarket Pool and Newmarket Train Station. Don't miss the opportunity to experience luxury living in one of Alderley's most sought-after locations. Schedule your inspection today and embrace a fabulous lifestyle in this enviable home!