

**36 Ardentallen Road, Enoggera, Qld 4051**

Solutions

**House For Sale**

Thursday, 7 March 2024

36 Ardentallen Road, Enoggera, Qld 4051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 450 m2**

**Type: House**



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## Auction

An immaculate home of classic character, this charming Queenslander on a neat 450sqm parcel is beautifully presented with timeless original details that have been interwoven with stunning contemporary updates. Punctuated for street appeal by statement palm trees, the home's layout and allotment cater to growing families or self-contained dual living, for those with multiple generations or as an additional income opportunity. Perfectly blending character with modern convenience, original wide-plank, timber flooring, high ceilings, stunning fretwork and coloured glass inserts feature on the upper level, and are complimented by a thoughtful, modern renovation of the lower level, where the indoor-outdoor flow is a highlight of the home. Property features include:

- Intelligent layout accommodating both families and dual living
- Upstairs, air conditioned living area with ceiling fan opens through arched fretwork to the kitchen and beyond, a lovely balcony
- Upstairs galley-style kitchen with VJ walls, plenty of bench space, storage and updated appliances
- 3 large, light-filled bedrooms upstairs, the Master with built in robe
- Family bathroom with shower over bath and toilet
- Study nook adjacent to upstairs living and balcony
- Expansive, lower level open plan living/dining and kitchen open directly through French doors to the covered, alfresco patio and backyard
- Lower level kitchen features stone-topped island bench, newly built-in pantry and stunning, recently re-polished concrete floors
- Huge, 4th bedroom or family room on lower level with independent entry
- Additional, newly renovated bathroom with toilet and laundry on lower level
- Single car garage
- Fully fenced, level, private back yard with striking landscaping offers plenty of play space for kids, pets or an additional potting house or Granny flat (STCA)

Situated within Enoggera's quiet, leafy streets, there is much to love about the lifestyle and convenience of a friendly, relaxed environment just 7.5km to the CBD. Stroll to coffee shops and eateries at Enoggera Central for relaxed brunches and easy dining, or just enjoy the close proximity of a gym, and health and convenience stores a short walk away. Positioned 600m from Enoggera train station, commuters will also appreciate the multiple bus services close by. Brookside Shopping Centre is 5 minutes by car, while Everton Park Shopping Centre and precinct offers an abundance of shopping, grocery, dining, and retail options. Leafy Ferguson Park is right on your doorstep, providing plenty of opportunity for fresh air activities. For educational options, Hillbrook Anglican College is within walking distance, as is catchment school, Enoggera State Primary, while several other well-regarded primary schools, high schools and early learning centres are nearby. With its blue-chip, central location a significant advantage, and flexible living options, this property ticks every box for easy living.