

**36 Broseley Road, Toowong, Qld 4066**



**House For Sale**

Tuesday, 20 February 2024

36 Broseley Road, Toowong, Qld 4066

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 787 m2**

**Type: House**



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## Offers over \$2,990,000

Enveloped by the breath-taking landscape and verdant embrace of Anzac Park, 'Francoise' c.1945 stands as a sanctuary at the summit of Toowong, harnessing a perfect north-east aspect and mesmerising views across the city skyline. A masterpiece of refinement and meticulous renovation, this abode was formerly the home of Francoise Arundel, who received France's Highest Order of Merit, The French Legion of Honour. Nestled amongst serene surroundings with picturesque gardens and European charm, the residence embodies the essence of a suburban chateau, with a sandstone exterior, French doors, casement windows, Brushbox timber floors, mosaic marble tiles and Caesarstone. Immersed in the abundant sunlight, bushland views and beautiful breezes, three living spaces accompany an exquisite chef's kitchen. Unfolding effortlessly to an entertainer's deck and the expansive greenery, you can host guests against a mesmerising backdrop of city vistas or feel at one with nature on the firepit patio and garden paths meandering through the lawns to Anzac Park. A study, four bedrooms and three luxury bathrooms occupy the residence. An additional office/studio below with separate entry and a powder room is accessed via a private driveway. Wake to majestic city outlooks each morning in the inspired primary suite, showcasing a perfect north-east outlook, walk-in robe and ensuite. Residing at an exclusive address surrounded by nature and remarkable recreation space, 'Francoise' offers but is not limited to:

- 'Francoise' c.1945 residence resting on 787sqm
- Renovated chateau-inspired designed & built for Francoise Arundel
- Stunning city views, north-east aspect, backing onto Anzac Park
- 4 bedrooms, 3.5 bathrooms, study, office with private access
- Primary suite with city views, walk-in robe, dual vanity ensuite
- Open living and dining area, lounge room, upstairs living room
- Designer kitchen with Smeg appliances and butler's pantry
- City-view deck, firepit patio, lush lawns, garden paths to park
- Dual driveways with 2-car garage and off-street parking
- Extensive under-house storage with lock-up access
- Sandstone facade, Brushbox hardwood floors, mosaic marble tiles
- Caesarstone benchtops, Phoenix tapware, VJ walls, French doors
- Indooroopilly SS catchment, close to top schools, transport and UQ
- Proximity to Toowong Village, Indro Shopping Centre and CBD

To obtain further information, please contact Matt Lancashire on 0416 476 480.