

**36 Lorward Avenue, Bardon, Qld 4065**

Place. **P**

**Sold House**

Wednesday, 25 October 2023

36 Lorward Avenue, Bardon, Qld 4065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



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## Contact agent

Auction Location: On-Site Ideally situated in one of Brisbane's most sought-after and family-friendly suburbs, this charming four-bedroom, dual-level residence will capture the attention of entertainers and those seeking an inner-city lifestyle in the green foothills of Mount Coot-tha. Featuring well-maintained interiors and a spectacular outdoor entertaining area, this residence is close to parklands, prestigious schools, local cafes and restaurants. Balancing classic charm with modern functionality, the home makes an exceptional first impression with its character facade and elevated aspect. There is also an enviable entertaining area at the rear of the property. Inside, elegant timber floors and a versatile neutral colour palette are showcased throughout. Continuing from the property's front porch and welcoming entry, the generous open-plan living and dining area is bathed in natural light. The adjoining character-filled kitchen, with its tiled splashback and ample storage, blends functionality with classic aesthetics. A covered rear deck outside leads to a back yard framed by mature gardens, which attract a vibrant array of birdlife. Elevate your gatherings with family and friends with the impressive outdoor kitchen, complete with a built-in barbecue and a pizza oven. An upper terrace showcases integrated bench seating, a fireplace, a spacious pergola and picturesque Bardon views. Here, you'll also find an excellent bar space complemented by a unique splashback featuring images of Bardon's heritage trams. On the same level, four generous bedrooms with built-in wardrobes share a main bathroom and a separate toilet, offering both style and functionality. Downstairs, a large workshop or storage area is accompanied by another full bathroom and a secure dual tandem garage. A legal-height area on the ground floor provides potential for further living areas or office space. Equipped with air-conditioning and an upper-level laundry, this excellent residence is a stone's throw from Purtell Park's sporting grounds, Karalee Country Club and the much-loved Bardon Thyme café. Numerous city-bound bus stops, Rosalie Village, Latrobe Terrace's fashionable attractions and The Barracks Shopping Centre's conveniences are nearby. This home falls within the sought-after catchment areas of Bardon State School and The Gap State High School. Additionally, Saint Joseph's Catholic Primary School, Mater Dei Catholic Primary School and Saint Finbarr's Catholic Primary School are just a short distance away. Don't miss the opportunity to make this incredible property your own. Schedule a viewing today and secure your place in one of Brisbane's most desirable neighbourhoods. 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.