

**36 Stewart Street, Hawthorne, Qld 4171**

Place. **P**

**Sold House**

Tuesday, 3 October 2023

36 Stewart Street, Hawthorne, Qld 4171

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 698 m2**

**Type: House**



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**\$2,450,000**

Auction Location: On site - 36 Stewart Street, Hawthorne

Benefitting from a prestigious address and dual-living potential, this exceptional property encompasses a converted cottage and an attached self-contained townhome. Boasting a sparkling in-ground swimming pool and brilliant entertainment options, this dual-level residence is ideally positioned between the Hawthorne Ferry Terminal and Hawthorne Road's popular attractions. Presenting an unmissable buying or investment opportunity, the home can be enjoyed as is and lived in. There is also the option to transform the property into one large residence, or to occupy the main abode and rent out the townhome. Making an outstanding first impression with its magnificent traditional facade and picket-fenced front gardens, the home also showcases exquisite timber floors and lofty ceilings. Decorative archways, VJ walls and picture rails also celebrate the charm of yesteryear. On the property's upper level, a covered front L-shaped verandah carries you through to a spacious open-plan living and dining area. Ensuring wonderful functionality, an immaculate adjoining kitchen displays a breakfast bar, quality appliances and ample cupboard storage. Continuing the entertainment options is a generous covered rear deck commanding picturesque garden views. You will also find two sizeable bedrooms and a well-appointed main bathroom; one bedroom has a walk-in robe and another features a built-in robe. Downstairs, another living area spills out onto a covered rear patio framed by lush tropical gardens. Extending from here, a fully-fenced rear yard has an in-ground lagoon-style swimming pool and a covered pavilion. Finishing the main residence's ground level are two additional bedrooms, which also boast built-in robes. Ideal for guests, older generations or tenants, a separate townhome positioned at the main abode's rear spans two levels. On the lower level, a sizeable living and dining area are accompanied by a superb kitchen. Upstairs is two bedrooms with built-in robes, two way bathroom and a study which opens onto the north east facing deck. Unique in its design and potential, the property also includes a secure single garage, a single carport, an internal laundry, fabulous storage, air-conditioning, ceiling fans and security. Situated in a tightly-held street, this sensational residence is close to a slew of acclaimed restaurants, cafes, bars and boutiques. Numerous city-bound bus stops and scenic riverwalks are nearby, as are Hawthorne Park's sporting grounds. Falling within the Morningside State School and Balmoral State High School catchment areas, this spectacular home is also minutes from Lourdes Hill College, Saints Peter and Paul's School and Anglican Church Grammar School. Do not miss this rare opportunity – call to arrange an inspection today.

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