

**38 Barrington Street, Banyo, Qld 4014**



**Sold House**

Sunday, 22 October 2023

38 Barrington Street, Banyo, Qld 4014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 604 m2**

**Type: House**



Renee Rennie



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**\$935,000**

This light filled home has been thoughtfully updated with today's modern family in mind. 38 Barrington Street sits on a 604sqm corner block, with two street access in a sought-after pocket of Banyo. Substantially renovated, you will appreciate the cool and openness of all the spaces with brand new louvre windows and ceiling fans throughout to catch the lovely bay breezes that come through Banyo. The large eaves surrounding the house ensure that the house stays cool during our hot summers in Brisbane so there is no need for air conditioning. The home feels immediately inviting and open as you walk in the front door to an expansive formal lounge area that includes a working fireplace. This room leads you into the heart of the home showcasing a combined family room, dining room and the premium fit-out kitchen spaces which flow seamlessly to the outdoor living area via large triple sliding doors to maximise indoor/outdoor living. The modern kitchen and large butlers pantry have been designed for a lover of cooking. The main kitchen has generous bench space for preparation, Miele induction cook top and pyrolytic oven, large soft close drawers and space for a double door plumbed-in fridge along with Fenix NTM fingerprint-less laminate. The butlers pantry includes ample storage, several powerpoints for appliances, large deep sink to accommodate large pots, Miele dishwasher and another space for an additional fridge. This will be the envy of all of your family and friends when entertaining. You will love the flow of the ample outdoor entertaining area overlooking the grassed backyard that has built in garden beds with drainage and established planting including several fruit trees. There is also another large grassed area on the NE side which would be the perfect spot for a new pool. Past your living areas, down the hallway are three queen sized bedrooms, the family bathroom and an oversized laundry with copious cupboard space and direct access to your private, outdoor drying yard. Don't miss this opportunity to view this quality home as it won't be on the market for long. Features: • Newly installed glass louvres (including flyscreens) for an abundance of breeze and natural light. • Ceiling fans in all areas. • Renovated kitchen featuring Miele appliances . • Butlers pantry with dishwasher, extra sink & fridge space, plenty of shelves and power points for additional appliances. • Modern timber look flooring throughout living areas. • Fireplace in the formal lounge. • Three large queen sized bedrooms with freshly laid carpet. • Main bedroom includes a large built-in wardrobe. • Family bathroom with tub and separate toilet. • Large outdoor entertaining areas. • Two street access with double carport and open double car space. • External drying yard off the laundry. About the area: • Transport - Banyo and Bindha Train Station within close proximity. • Local schools - Earnshaw College, St Pius, Virginia State, Nudgee College, Australian Catholic University. • Recreational - Local parks, Banyo Library & pool, Virginia Golf Course, foot golf, uninterrupted bike pathways to Chermshire Shopping Centre. Nudgee Beach is nearby for boating, fishing and dog park. • Café's and restaurants - Enjoy a meal at any of the stunning selection of eateries in Banyo Village such as Putia or spend some time socialising at All Inn Brewery, Clapham Junction Wine Bar or Banyo Bowls Club! • 15 minutes to airport and 20 minutes to Brisbane CBD. Contact Renée or Giorgia to discuss further.