

**38 Kingsholme Street, Teneriffe, Qld 4005**



**House For Sale**

Thursday, 1 February 2024

38 Kingsholme Street, Teneriffe, Qld 4005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 564 m2**

**Type: House**



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## Auction

Enchanting views, exceptional elevation and timeless period style intertwine in this charming c.1890 character home nestled on a corner parcel, offering dual street access at the crossroads of New Farm and Teneriffe. Harnessing the perfect aspect, you can marvel at breath-taking views of the city, Story Bridge and mountains from the front, while the rear north-east aspect welcomes abundant sunshine and river breezes year-round. The deceptive street front opens to interiors exuding a calming atmosphere with beautiful light, ducted air-conditioning, and two original functioning fireplaces. Timeless charm adorns the upper floor with stained glass, VJ walls, timber floors and 3.2m ceilings displayed across the living areas, and the lower level has been renovated with a blend of style and function. Morning coffees will become a delight on the alfresco courtyard, sun deck and Juliette balcony, and evening drinks can be enjoyed on the wide verandah as you watch the city come alive with lights. Enveloped by a gorgeous green sanctuary of native plants, herbs and a poinciana tree, the rainforest gardens and exceptionally private backyard form a hidden treasure, offering lots of room for children to play and space to accommodate a swimming pool or extension (STCA). Ready for your immediate enjoyment and showcasing excellent scope to further renovate and capitalise on the prominent corner block, this home is a true private oasis. Presenting the best of the inner-city on a family-friendly street, New Farm State School is 300m away, and you are steps from the cafes, shopping and dining of Merthyr Village, James Street and Gasworks. On the doorstep of private colleges, transport and the CBD, this remarkable residence offers but is not limited to:

- c.1890 332sqm character home on a 564sqm corner block
- 3 bedrooms, 2 bathrooms, 2-car parking, internal laundry
- Dual street access to Kingsholme Street and Crase Street
- Elevated with beautiful breezes, outlooks and natural light
- City and bridge views from front, north-east aspect at rear
- Open family living in the lounge room, dining room & sunroom
- Cosy character kitchen with Ilve and Miele appliances
- Renovated lower level featuring 2 multipurpose areas
- Front verandah, Juliette balcony, sun deck, courtyard
- Big backyard with rainforest gardens and room for a pool
- Under-house storage area, including a gym and wine cellar
- 2 original functioning fireplaces, ducted air-conditioning, alarm system
- 300m to New Farm SS and close to Holy Spirit and bus stops
- Proximity to Merthyr Village, Gasworks, James St and CBD

Auction, Saturday 24th February at The Calile Hotel from 9:00am, if not SOLD prior. To obtain further information, please contact Matt Lancashire on 0416 476 480. 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.