

**38 Soudan Street, Bardon, Qld 4065**



**House For Sale**

Friday, 1 March 2024

38 Soudan Street, Bardon, Qld 4065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1090 m2**

**Type: House**



Ryan Smith

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## By Negotiation

Occupying an incredible 1090sqm elevated parcel in one of Bardon's most tranquil and leafy enclaves, this grand double-story family residence is a rare and prized offering. Warm, welcoming, and brimming with character, this cherished haven provides the quintessential family home with generous proportions and an effortless indoor/outdoor flow. Extremely versatile with potential to further enhance, it reveals four + bedrooms, multiple formal and casual living zones along with gracious wrap-around-verandahs and an impressive outdoor pavilion. Promising an idyllic family lifestyle, its pre-eminent position offers a short stroll to Paddington, lifestyle amenities, city transport and prestigious schools. • 4 + Bed | 1 Study | 2 Bath | 4 Car • Grand proportions offering both formal and informal living enhanced with soaring ceilings throughout • Open plan & light-soaked casual living/meals with easy flow to the outdoor living • Country kitchen, with breakfast bar, adjoining meals and sitting areas with pot belly fireplace • French doors offer an easy transition to the impressive, covered entertainment courtyard pavilion and gardens • Generous upper-level bedrooms with built-in wardrobes, master with scope to create ensuite under existing roofline • Gracious wrap around verandah with spectacular North Easterly aspect • Lower-level built-in bedrooms and bathroom with home office • Character features, VJ's, polished timber floors, period lighting, family-sized laundry, storage and water tanks • Four car accommodation, abundance of storage, rolling lawns and established gardens • Walk to parklands, moments to Paddington, Rainworth school catchment

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