

**39 Cramond Street, Wilston, Qld 4051**



**House For Sale**

Thursday, 13 June 2024

39 Cramond Street, Wilston, Qld 4051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 415 m2**

**Type: House**



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## Auction

Capturing bountiful breezes in summer and warming sunlight in the winter months, this beautifully updated 1922 Queenslander has been thoughtfully extended and tastefully enhanced over time to incorporate quality modern amenity and take advantage of its favourable corner aspect. Occupying a fantastic location within walking distance to all the retail and dining attractions of the vibrant Wilston village and Newmarket Road precincts, this much-loved family home 4 km to the CBD offers desirable inner-city living along with character and thoughtful design in abundance. Updated and extended with premium fittings and fixtures over two levels, this home incorporates a well-appointed chefs' kitchen, four bedrooms, two new bathrooms, outdoor verandahs upstairs and down, plus an inviting light-filled internal deck designed to embrace winter sun and provide a cool retreat in summer. Featuring polished hoop pine flooring & high ceilings throughout, the upstairs level flows onto the generous wraparound north-facing deck, semi-enclosed with powder coated aluminium shutters to allow for both privacy and breezes. The tastefully updated kitchen has European appliances including a Bosch dishwasher, as well as a new Highland 6-burner gas stove with wok burner & electric oven, plus custom cabinetry featuring self-closing drawers and pantry doors. The dining room is a lovely place to entertain, opening onto the impressive internal deck featuring sun panels which allow the space to flood with ambient light and northern sun during cooler winter days. Both bathrooms have been refurbished with premium Villaroy & Boch and Methven fittings, heated towel rails, and tiling by Brian Grant Kitchens and Bathrooms. Three of the four bedrooms have built-in wardrobes, while the fourth bedroom includes custom bookshelves by KBK Kitchens Windsor. The two rear bedrooms also have new louvred windows and Crimsafe screens. Downstairs, the huge undercover entertaining area overlooks the level spacious garden. While the established front gardens, creating wonderful privacy and retreat, have been professionally landscaped and meticulously maintained. This property also features two garages with automatic doors, providing secure car accommodation for up to three cars, air-conditioning throughout, a 2 kilowatt grid-connected solar power system with premium Japanese-made panels, and a gas hot water system. Just minutes to the CBD, and with cafes and Wilston train station a mere stroll away, this incredible location on the doorstep of Wilston village is also within the Wilston State School catchment, proximate to parklands and bikeways, conveniently close to Windsor Homezone centre, Royal Brisbane and Women's Hospital, and easily accessible to major arterials, ICB, Clem 7, and the Airport Link tunnel. What an opportunity to secure your slice of quality inner city living with this lovingly enhanced character Queenslander right in the heart of Wilston.