

**39 Granville Street, West End, Qld 4101**



**Sold House**

Thursday, 18 January 2024

39 Granville Street, West End, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 271 m2**

**Type: House**



Luke OKelly  
0477227020



Jim Ampelas  
0738444244

**\$1,350,000**

Immerse yourself in the serenity of this idyllic property that spans 225sqm. Boasting two upstairs spacious bedrooms, two bathrooms, and a sprawling downstairs area with three versatile multipurpose rooms, a separate laundry, and a back patio, this residence offers a perfect blend of functionality and luxury. The large open-plan kitchen, spacious rooms, and a north-facing garden create an inviting atmosphere, making it a true retreat from city life. Discover the delights of a thriving garden adorned with mature fruit trees, including banana, papaya, passionfruit, lemon, and avocado. The property features a chicken coop, and the resident chickens can stay if desired. Unwind in the outdoor bath and shower surrounded by lush greenery, or entertain guests on the back deck. The dual driveway, a rarity for the area, adds to the convenience of this unique property. The lower story is a haven for various possibilities, whether accommodating teenagers, guests, setting up a share home, or utilizing it as an Airbnb. Upstairs, experience comfort with air conditioning, creating an ideal living space. This property is not just a home; it's a lush green retreat, a getaway from the hustle and bustle of city life. With a blend of modern features and natural beauty, it invites you to savor the tranquility of a thriving garden oasis. Located just moments from West End's bustling precinct and some of Brisbane's top restaurants, cafes and nightlife. Within a 300m radius you are spoilt for choice with the following restaurants and cafes a favourite among the locals:- Gala Thai- Pasta Club- Morning After- NYC Bagel- Sea Fuel- The End Bar- Vulture St Espresso- Blackstar Coffee Roasters- You Came Again- Alphabet Cafe- Boundary Hotel- Covent Garden Gin Bar & Restaurant West End is home to an eclectic community of artists, professionals, musicians, funky stores, galleries and some of Brisbane's favourite markets at Davies Park and Boundary Street. Walk, ride or skate to Southbank, Brisbane CBD or the riverside parks of Hill End in under 15 minutes. Meet your friends at the gym, the rock climbing centre, yoga or the Latin Dance School! Lifestyle is literally at your doorstep. Within the catchment of Brisbane State High School, West End State School and close to the new Brisbane South State Secondary College, the home is surrounded by Brisbane's best schools including St Laurence's College and Somerville House. On your doorstep lies Southbank Parklands, the cultural precinct of South Brisbane, the Brisbane CBD, hospitals, and transport options that link you to the rest of Brisbane. Location Features- 2kms | BRISBANE CBD- 150m | City Bus Stop- 600m | Harris Farm Markets- 100m | West End Shopping Precinct- 400m | West End State School- 1KM | Brisbane State High- 850m | West End Markets- 1.4km | South Brisbane & South Bank Stations- 1.2km | South Bank Tafe Campus- 1.9km | Queensland Children's Hospital- 2kms | Mater Hospital- 2.5km | University of Queensland- 2.2km | Woolloongabba Busway- 2.4km | Queensland University of Technology Welcome to your dream home-a place where luxury meets nature, and every detail has been thoughtfully considered. Make it yours and relish in the joy of this extraordinary sanctuary! This property will be in high demand so don't miss out on your chance to inspect. Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information.