

**39 Hardgrave Road, West End, Qld 4101**



**House For Sale**

Friday, 3 November 2023

39 Hardgrave Road, West End, Qld 4101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Harry Kiss

0422188616

## Auction

Auction Location: The Calile Hotel Don't miss out on the chance to acquire this delightful, character-rich property now available on the market. Abundant natural light and refreshing breezes gracefully traverse the entire house. Two secure off-street, tandem parking spaces can be found beneath the house. This residence boasts three generously sized bedrooms, adorned with high ceilings, VJ walls, and large windows that flood the home with brightness. The tastefully neutral painted walls enhance the welcoming atmosphere. Further enhancing the character are a fireplace and polished timber flooring. The spacious kitchen and dining area seamlessly open up to a generous deck, creating an ideal space for sipping wine or relishing a meal in the evenings while enjoying a relaxed ambiance. Conveniently located near some of Brisbane's top educational institutions, the property is only 100 meters from West End State School. It is also within the Brisbane State High catchment area, with St Lawrence's College and Somerville House in close proximity ensuring your children receive the best education. Bus transport is readily available for easy access to the University of Queensland and QUT. Additionally, West End offers several nearby child care facilities. The property's location is superb, within easy walking distance to various amenities such as West End Village, including supermarkets Coles, Aldi, Woolworths, and Harris Farm Markets, as well as the vibrant Davies Park Markets on Saturdays. Hardgrave Road is dotted with charming cafes and restaurants. You'll find the heart of West End's Boundary Street just a short stroll away, with Southbank and Brisbane's CBD less than 2km away, providing you with ample opportunities for walking, running, or cycling along Riverside Drive Park. For your convenience, medical centres are located nearby, and you'll have easy access to The Cultural Centre, home to QPAC, the Queensland Museum, GoMA, and the State Library. Auction, Saturday 9th December, The Calile Hotel from 8:30am, if not SOLD prior. To obtain further information, please contact Harry Kiss on 0422 188 616. 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.