

**39 Ivy Street, Indooroopilly, Qld 4068**

AdcockPrestige

**House For Sale**

Friday, 2 February 2024

39 Ivy Street, Indooroopilly, Qld 4068

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1039 m2**

**Type: House**



Jason Adcock

## Auction

Architectural mastery. Absolute riverfront. An exquisite family home and entertainer par excellence, this elevated, flood-unaffected tri-level residence bears excellence in design, luxurious yet restrained, modernist detail and offers the ultimate in sophistication. Set within an exclusive pocket of the St. Peters precinct, the robust construction, high-end, minimalist componentry and commercial-grade floor-to-ceiling glass-edged connection with the river will astound. Unpretentious from the street, features include three electric vehicle chargers, a secure, temperature-controlled wine cellar, a fully tiled pool, a Mediterranean-inspired alfresco terrace and two black marble islands in the kitchen. Envisioned by internationally acclaimed New Zealand architectural studio Fearon Hay, and built in 2012, this residence is truly a one-off. Unobstructed Brisbane River views from each level are front and centre, spaces are sleek, functional and voluminous, and passive light control enables a subdued stillness that is inherently calming. With approximately 740m<sup>2</sup> of gross building area over the three substantial living levels, plus a lower ground gym and storage room, this is a residence of considerable proportions, with a blue-chip address to match. Showcasing exquisite architectural elements of concrete, natural stone, solid Tallowwood joinery, stainless steel, glass and black, box profile downlights, the interiors are fluid, light-filled and uncomplicated, yet they exude quality. Secure and incredibly private, entry is via a stunning glass-framed foyer. The expansive floors deliver designated indoor/outdoor living, spectacular entertaining, professional work and study environments, and quiet, separately situated bedroom accommodation spaces for adults, children and guests. On the uppermost level is the parent's retreat, complete with custom-designed his and her wardrobes and an opulent, skylit bathroom with a freestanding bath. Sliding, glass stacker doors, timber privacy screens and frameless glass balustrades allow you to welcome in the fresh air and capture those spectacular river views, with an elevated open terrace perfect for late-night stargazing and morning yoga. The mid-level contains essential living spaces, the kitchen, butler's pantry, wine cellar and a formal dining space complete with an exquisitely detailed Murano glass chandelier. On one side of this elegant room is a timber-clad wall and on the other is a double-sided fireplace, adorned in black marble, that separates this area from the formal lounge. Glass walls to these voluminous living areas retract, allowing a seamless flow to an enormous balcony that spans the back of the house. Overlooking the river and the infinity-edge swimming pool below, you will be drawn to this stylish destination, day and night. Within the kitchen are two Miele ovens and a microwave, a Highland 6-burner gas cooktop, a Qasair rangehood, a fully integrated Liebherr fridge freezer and a Bosch dishwasher. A second Bosch dishwasher is situated in the butler's pantry along with a chilled and sparkling Zip HydroTap. Storage is abundant. Stainless steel work surfaces exude commercial kitchen durability, while the two marble islands provide sophisticated serving and seated bar-style dining. Connected is a cobbled alfresco terrace with an adjustable louvre roof system, a newly finished Mediterranean landscape with a feature tiled wall and an additional covered terrace adjacent to a built-in, and vented, barbecue kitchen. The ground floor holds a media zone, three river-facing, built-in bedrooms, a bathroom and a powder room. Bathrooms throughout carry the same fixtures and fittings, with stone basins atop a floating timber vanity, cement-grey tiles, walk-in showers, heated towel rails and stainless-steel tapware. The laundry is also situated on this level, with an electronic glass sliding door opening to a drying court. A residence of outstanding quality, inclusions comprise of camera monitored security, individually controlled in-floor heating, twin ducted air-conditioning systems and two hidden rainwater tanks feeding the garden's automated irrigation. The large 1039m<sup>2</sup> allotment provides off-street parking for visitors, side access for tradespeople, a level, fenced pet-friendly yard, a fire pit and food garden level, and a boarded walkway that leads to the riverside pontoon.