

**40 Highlands Street, Albion, Qld 4010**

Place. **P**

**House For Sale**

Sunday, 26 May 2024

40 Highlands Street, Albion, Qld 4010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 417 m2**

**Type: House**



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## **Top Offer Closing Mon 17th June at 5pm**

Beautifully presented with endearing elegance and awash with restored character elements, this gorgeous home also benefits from contemporary upgrades to ensure pristine move-in comfort. Basking in exceptional views of a dazzling city skyline, this elite position sits amongst premier private schooling and popular dining precincts with the luxury of superb outdoor living and a large backyard. Spaced over two levels with living and sleeping options on both, gorgeous character elements adorn the interior including VJ walls, ornate plasterwork and high ceilings. A large separate rumpus/media room offers superb flexibility on the lower level with open-plan living/dining options available on each floor; both levels having seamless connection to outdoor entertaining. The benefactor of a stylish upgrade, the large kitchen amalgamates timeless contemporary design with the character of the home, boasting superb storage wrapping around a spacious footprint, all complemented perfectly by stainless appliances, glass splash back and sleek stone. Dazzling views greet you outside where two large decks provide enviable space for alfresco entertaining; each covered and offering all-weather provision. Along with an incredible city skyline and leafy aspect to enjoy, you can oversee the large backyard, framed with lush hedging and providing endless space for children and pets. A quaint bay window adorns the master bedroom which also includes a walk-in robe and pristine ensuite. A second bedroom, separate study and downstairs multi-purpose room are also available with additional features including a renovated family bathroom, powder room with third toilet, large separate laundry, ducted air-conditioning and single carport with automated door. Dress circle in every sense, the prime position is centred between coveted schooling options with St Margaret's at your door, as well as premier dining, entertaining and shopping precincts. A location that is forever coveted, you also have easy access to Portside, Racecourse Road and the Fortitude Valley. Additional Information: Council Rates: \$1,042.45 per quarter approx. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.