

**42 Grove Street, Albion, Qld 4010**

**R&W** Plus

**House For Rent**

Friday, 10 May 2024

42 Grove Street, Albion, Qld 4010

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Nicholas Harwood

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## **\$1,550 per week, INC ELECT**

Indulge in the epitome of luxury living at this stunning residence in Albion. Boasting an array of high-end features and meticulous attention to detail, this home offers a prestigious lifestyle for discerning tenants.

**Location and Nearby Amenities:** Situated in the sought-after suburb of Albion, this home enjoys a prime location just 8km from Brisbane CBD, offering convenient access to the city's vibrant lifestyle while providing a serene retreat away from the hustle and bustle.

**Schools and Education:** - Windsor State Primary School: Ranked among the top 2 public schools in the area, Windsor State Primary School offers quality education for primary-aged children, providing a strong foundation for their academic journey. - Daycares: Albion is home to a variety of daycare options, ensuring families have access to quality childcare services tailored to their needs.

**Key Features:** **Outdoor Oasis:** - Immerse yourself in the serene outdoor pool featuring a captivating waterfall feature, complemented by a lush veggie garden and a deck overlooking the pool area, perfect for enjoying the refreshing breeze and natural sunlight. Low maintenance yard with tropical vibes ensures a perfect blend of privacy and tranquility. **Entertainment Spaces:** - Large open-plan dining and living area with soaring ceilings, complete with custom-built bench, dining table, and cabinetry for seamless entertainment and dining experiences. - Second deck area off the kitchen, ideal for alfresco dining or enjoying a morning coffee. - Upstairs landing features a media room or study area, with high ceilings and ducted air conditioning. **Gourmet Kitchen:** - Chef's kitchen with a huge island bench, custom built fridge (to remain on site for tenant use), stone benchtops, gas cooktop, and dual sink, offering ample storage and a stylish design. **Wooden flooring** throughout adds warmth and sophistication. **Master Retreat:** - Master bedroom to the rear of the home with a fan, ducted air conditioning, and a king-sized bed space with multiple configurations allowed. **Walk-around robe** with ample storage and an ensuite bathroom featuring a floating vanity, toilet, and large walk-in shower, offering natural light and privacy with views of the tropical backyard and pool. **Additional Bedrooms (3):** - Two bedrooms to the front of the house on the upper levels have built-in robes, fans, and ducted air conditioning, both with access to the porch and both with venetian shutters for privacy and comfort. - Central bedroom also sports high ceilings, built-in robe, fan, and ducted air conditioning. - All bedrooms are conveniently located away from the master retreat - to offer privacy. **Luxurious Amenities:** - Grand entryway mudroom with high ceilings and natural lighting, leading to a double lock-up garage. - Solar system included in rent\* for energy efficiency, along with a spacious hot water system so your large family will never be without hot showers! - Large laundry room downstairs with toilet, ample bench space, and storage. **Utilities:** - 2 x 8.5kg gas bottles for the cooktop. - Solar included in rent\* (conditions apply) - Pool servicing paid by owner, tenant responsible for chemicals. **Inclusions** - Fridge (custom built chefs fridge/freezer for the large cavity space) - Dining Table & Chairs (custom designed to match built in bench seat and wooden surrounds) - TV (if requested - lower level. Applicants discretion and preference) - Washing Machine (if required - front loader. Applicants discretion and preference) Experience the pinnacle of luxury living in Albion at 42 Grove Street. Don't miss out on this rare opportunity. Contact us now to arrange a private viewing and elevate your lifestyle today! **\*Disclaimer:** Whilst all care has been taken in preparation, no responsibility is accepted for the accuracy of the information contained herein. All information (including but not limited to the property area, floor size, price, address & general property description) within this advertisement is provided as a convenience to you, and has been provided to R&W Plus by third parties. Interested persons are advised to make their own enquiries, seek legal advice and satisfy themselves in all respects.