

# 42 Rouen Road, Bardon, Qld 4065

## Sold House

Saturday, 2 March 2024

42 Rouen Road, Bardon, Qld 4065

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 830 m2

Type: House



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**\$1,850,000**

Commanding an elevated position, you will be charmed by this grand family home that sits on an expansive 830m<sup>2</sup> allotment and boasts superb suburban views. From its early humble beginnings, it has been reimagined to reveal something special, seamlessly blending historic charm with modern sophistication. From the moment you approach, the traditional facade commands attention, hinting at the luxury within. As you enter, the intricate details of a bygone era merge with contemporary comforts. High ceilings, ornate features, and Blackbutt engineered timber floors create an atmosphere of timeless grace. The heart of the home lies in the open plan living, dining and kitchen area, where natural light floods through traditional windows, illuminating the carefully curated interiors. The gourmet kitchen, combines functionality with exquisite design, catering to the needs of culinary enthusiasts. It includes double ILVE ovens, gas top cooking, a butler's pantry, and an oversized island bench, making this a great place for people to gather. Indulge in the enchanting allure of the outdoors on the expansive rear deck and heated pool - a perfect venue for entertaining or simply savouring moments of peace amidst the lush bushland surroundings. The landscaped gardens add to the property's regal charm and iconic water tower and governor's residence views from the deck add to the appeal. The residence boasts five spacious bedrooms, each a sanctuary of comfort and style with a 'children's' wing for family harmony. The master suite features a private ensuite and walk-in robe, while the additional bedrooms, all with built-in storage, share a central family bathroom. Two of the bedrooms open into a sunlit study/ office creating an excellent work from home space or a library/ sitting room.

- Fluid, single level living
- Multiple living & dining areas
- Gourmet kitchen with butler's pantry
- 5 large bedrooms - all with built in robes
- Ducted air-conditioning & ceiling fans
- Solar heated pool with hideaway pool blanket
- Established gardens with unique bushland setting
- Terraced yard for the kids to play
- Garage accommodation for 4 vehicles
- Plenty of secure additional off-street parking
- Instantaneous gas hot water
- Built in lockable storage area
- Scope to build-in under (STCA)

You are located nearby to local schools, within the Rainworth State School catchment, moments to parkland, transport and just moments from the Bardon Shed, Good Folk Café, Rosalie Village and all of Paddington's cafes, restaurants, boutiques, and grocery stores. This is an excellent opportunity to secure an increasingly hard to find inner-city haven and should not be overlooked! Make 42 Rouen Road your home and relish in the timeless allure of this stately Queenslander. This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Land dimensions and information are sourced from CoreLogic & B.C.C and should be used as a guide only. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information provided here is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed.