

44 Bowral Street, Alderley, Qld 4051

Sold House

Thursday, 17 August 2023

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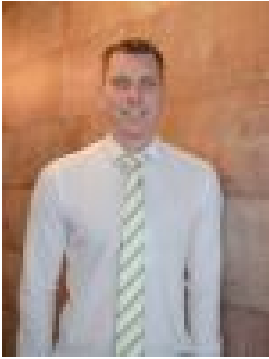
Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 612 m2

Type: House



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\$2,398,000

Situated in the whisper quiet pocket of Alderley and surrounded by acres of parkland at the Banks Street reserve is this brand new family home offering a very functional floorplan over two levels, ideal for Queensland living. This immaculate residence is set on a level 612m² allotment and incorporates a strong emphasis on open plan living where the downstairs living, kitchen and dining spaces seamlessly open out to the level grassed backyard and pool area, the ideal layout for entertaining year round. 44 Bowral Street has been built to perfection by incorporating the core fundamentals of a truly functional family home. Expansive living on the ground level provides for smooth indoor/outdoor connectivity to the generous patio. Downstairs there is also a study, media room, laundry, and bathroom whilst upstairs you'll find five generously sized bedrooms and a second rumpus/ family room and bathroom. The residence features stunning high ceilings, quality finishes and a contemporary style over two impressive levels, assuring refined comfort of living is catered for, whilst being surrounded by many other quality family homes. The home itself features: Ground Level:- Open plan living, dining and kitchen which flows to the undercover alfresco and fully fenced grassy backyard, ideal for entertaining. - Well-appointed kitchen with large island benchtop, stone benchtops, ample storage cabinetry, 900m gas cooktop, European appliances, and private butler's pantry.- Separate living / media room, ideal for kid's break-out space. - Dedicated study at the front of the home with a profusion of natural light, this space could also be used to host elderly parents or any guests.- Privately positioned bathroom with shower and toilet facility. - Oversized laundry with side access and ample bench space. - Reserve cycle ducted air-conditioning through-out with Myair 6 zone control.- Outdoor kitchen with stainless BBQ, double door fridge and storage space overlooking the retained and level backyard and pool area. -Double remote garage with side access.Upper Level:- Master bedroom with a large walk in wardrobe with additional storage space plus a private ensuite featuring a stand-alone bath, dual sinks, separate shower and hidden toilet facility.- Four additional bedrooms all with built-in robes, ceiling fans and LED lighting.- Oversized main bathroom with large shower, stand-alone bath feature and separate toilet. - Second rumpus or family room, ideal for growing families.Land and Additional Features:- 612m² level block positioned on the higher side of the street. - Fully fenced, landscaped and private.- In-ground 4m x 6m salt water swimming pool. - Double width driveway.Positioned in the highly regarded suburb of Alderley, positioned a mere 7 kilometres from the CBD is this conveniently located property, and situated a short walk to acres of parkland, transport, and great cafes. The property falls within the Oakleigh State School catchment and is within close proximity to many other excellent schools. Bowral Street also gives ease of access to Kelvin Grove Road via Banks St with a short drive to the ICB, Clem 7, Legacy Way, and Airport Link tunnel networks.This is truly an incredible offering for buyers looking to simply move in and enjoy with all the hard work already completed. For further details, please contact Matthew Jabs on 0422 294 272 or Ross Armstrong on 0409 299 653. ** Disclaimer** This property is being sold 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. 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 contained in the document or provided within 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 by a party through their own due diligence.