

**44 Garrick Tce, Herston, Qld 4006**



**Sold House**

Friday, 29 September 2023

44 Garrick Tce, Herston, Qld 4006

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



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**\$2,025,000**

Nestled in an idyllic location, this stunning Queensland home offers an oasis of privacy and modern living, all within moments of the bustling city. Situated just a short stroll away from the the Royal Brisbane Women's Hospital, Northey Street Organic Farmers Markets and the recently converted Victoria Park, convenience is at your fingertips. Embrace the best of both worlds as this home seamlessly combines classic charm with modern elegance. With its prominent double gables and inviting front veranda, this character-filled home welcomes you in from the tree-lined street. The interiors are a tribute to master craftsmanship, featuring VJ walls, architraves, soaring decorative ceilings, and polished timber floors that pay homage to its past. Step inside to a world of sophistication spread across two levels. The upper floor effortlessly integrates the kitchen, dining, and lounge areas, all flowing seamlessly to the generous rear outdoor space - a hub for family relaxation and year-round entertaining. Refreshing breezes grace this open layout, capturing the essence of Queensland living at its finest. The upper level also hosts three airy bedrooms, each conveniently positioned for easy access to the main bathroom. The modern kitchen is generously sized and boasts ample stainless-steel bench space, twin Miele ovens, a gas cooktop, and full backyard views, making meal preparation easy and enjoyable. Dive into the lower level, a versatile space that could be a fourth bedroom, home office, or parent's retreat, complemented by a second bathroom. This smart design offers an independent haven for teenagers, older children, or guests, providing a wealth of possibilities. Additional features of this home include a spacious laundry and a double remote garage at street level.

**Property Highlights:**

- Elevated 810m<sup>2</sup> North-facing block with stunning views towards Wilston Hill
- Charming Queensland detailing throughout: double gables, front veranda, VJ walls, architraves, breezeways, and original timber floors
- Upper level featuring an open floorplan that seamlessly flows to the rear outdoor area
- Spacious kitchen featuring twin Miele gas appliances and stainless-steel benchtops
- Multiple Living areas over two levels
- Air conditioning and fans throughout
- Large private yard
- Remote double lock-up garage with storage space
- School catchment - Kelvin Grove State College
- Walking distance to bus routes via Bramston Terrace at Garrick Terrace
- Walking distance to RNA Showgrounds and King Street cafes and restaurants
- Fantastic access to all major arterials heading North and South
- Royal Brisbane Women's Hospital - 500m
- Victoria Park - 900m
- Northey Street Organic Farmers Markets - 950m
- Kelvin Grove Urban Village and Saturday Farmer's Markets - 2km
- Newmarket Village - 3km
- Brisbane CBD - 4.5km
- Brisbane Airport - 12km

**Location Highlights:** Nestled at the heart of the city, Herston welcomes you to an inviting urban sanctuary, where the essence of convenience and connectivity harmoniously intertwine. Located just a mere 3.5 kilometers from the CBD, this delightful enclave offers close proximity to the prestigious Royal Brisbane Women's Hospital and is adorned with the expansive Victoria Parklands, sprawling majestically over 64 hectares. As Brisbane's largest inner-city greenspace, this vast expanse beckons with a plethora of recreational opportunities. Here, you can savor idyllic picnics, engage in rounds of mini-golf, or simply relish leisurely strolls in the company of your beloved pets. Furthermore, a brief stroll leads you to the Enoggera Creek bike path, seamlessly guiding you to Downey Park Sports and Recreation precinct, featuring netball, softball, hockey facilities, and the Northey Street Organic Farmers Markets, where you can acquire the freshest produce Brisbane has to offer. Conveniently positioned in close proximity to major roadways and walking distance bus transit, you'll find a plethora of accessible routes that effortlessly lead you both north and south of the city. These routes provide seamless journeys to popular destinations such as the James Street shopping precinct in Fortitude Valley, Southbank, and the vibrant CBD. The accessibility to well-connected tunnels ensures swift connections, reducing your travel time to the airport to just 15 minutes and granting you the freedom for quick getaways to coastal areas. Furthermore, the confirmation of the 2032 Olympics adds allure to this region, thanks to upcoming infrastructure initiatives. These include revitalizing the Herston quarter for better hospital facilities and vibrant retail and dining destinations. The Brisbane Metro Link, with easy access to RBWH and Herston stations, is in progress. Additionally, Ballymore's transformation into a top-notch multisport facility will boost the area's appeal. With these developments, you'll be primed to benefit from future capital growth in this burgeoning suburb.