

49 Framont Avenue, Holland Park, Qld 4121

Place. **P**

Sold House

Thursday, 22 February 2024

49 Framont Avenue, Holland Park, Qld 4121

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 607 m2

Type: House



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\$1,590,000

Auction Location: On-Site Resonant with timeless beauty and Art Deco charm, this 1946 character cottage blends picture-perfect style and a tightly held location within an idyllic tree-lined avenue. A scenic hideaway atop a manicured 607sqm lot, the house is ideal for buyers looking to landbank the premier position, rent out or move in and experience a lifestyle of old-world appeal. Stepping inside the brick and terracotta façade, the home unveils gorgeous timber floors, ornate cornices, 2.7m ceilings, casement windows and stained glass across the interiors. Flowing from the front deck into the inviting living and dining area, you will love the period style and modern convenience created by the stunning kitchen, featuring stone benchtops, Bosch appliances and LED lighting. Bi-fold doors connect the kitchen and living space to the private rear deck, flat yard and low-maintenance gardens, forming an outdoor retreat for entertaining and relaxing amongst the lush greenery. Two bedrooms accompany an open study, which was previously a third bedroom and could easily be re-enclosed. An updated bathroom, second toilet and internal laundry service the property, and parking is provided by a double carport and lock-up garage. Additional property highlights:- Bosch oven, built-in microwave, gas cooktop and integrated dishwasher- Two bedrooms with built-in robes; study/potential third bedroom- Bathroom featuring a new vanity, tapware and shower screen- Second toilet in the large internal laundry- Double carport; lock-up garage; area to store bikes or add a garden shed- Sungrow 5kW solar; LG battery; My Air 6-zone ducted air-conditioning- Fly screens on all windows; deck newly sanded and painted- Front and rear gardens and lawns landscaped Neighbouring parks, playgrounds and walking paths in a beautiful tree-lined avenue, you will adore the picturesque position. Perfect for families, children are only 900m from Cavendish Road State High School and 1km from Holland Park State School and St Joachim's Primary. Bus stops are 230m away, and you can walk 700m to the local shops, featuring cafes, restaurants, a bottle shop and a medical centre. Just 7 minutes to Westfield Carindale and Greenslopes Private Hospital and 12 minutes from the CBD, this home offers a sensational suburban lifestyle. Disclaimer: This property is being sold by auction or 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 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.