

# 49 Highview Terrace, St Lucia, Qld 4067



## Sold House

Thursday, 17 August 2023

49 Highview Terrace, St Lucia, Qld 4067

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 705 m<sup>2</sup>

Type: House

**\$2,064,000**

On offer for the first time in over 25 years this sprawling home is perfect for downsizers or growing families. Perfectly positioned at the top of Highview Terrace, the home provides a gorgeous Northerly aspect with immaculate views. While extremely private from the road, you will be pleasantly surprised by how large this home truly is! On the lower level of the home, there are two bedrooms equipped with built in wardrobes that share a spacious bathroom. One of the bedrooms spills out onto a lovely, private courtyard which could be utilised as a guest retreat. Take either the lift or the stairs to the upper level of the home, where you will be warmly welcomed into the main living area, which features a striking marble fireplace. The gorgeous winter sun bathes this room, and there is even a balcony to sit and enjoy the view. The separate dining area offers a "formal" place to enjoy a meal with family, and opens out to another inviting courtyard, which gives the room a very spacious feel. Filled with glorious natural light and views, whether you're preparing a family feast or enjoying a quiet morning coffee, the kitchen offers a delightful setting. There is also a comfortable second dining area and another living space with custom built in cabinetry. The remaining two bedrooms and the study are all tucked away down the hall, offering ample privacy. The primary bedroom boasts a spacious layout with its own ensuite and walk in wardrobe. Large windows flood the room with natural light, creating an airy and relaxing ambiance. Situated within walking distance of renowned educational institutions like UQ, Ironside, and St. Peters schools, as well as providing convenient access to city cat ferries, buses, and golf courses, this home enjoys an enviable location. It is such a rare opportunity for this tightly held home to become available to purchase. You don't want to wait another 25 years - act quickly!

**Property Features:**

- 4 spacious bedrooms plus a study
- Primary bedroom features ensuite and walk in wardrobe
- Two car garage
- Internal lift that takes you right from the garage up to the second floor
- 2.4m high ceilings
- Ducted and split system air conditioning throughout
- White shutters and security screens
- Wine cellar/additional storage space

**705m<sup>2</sup> allotment**

**School Catchment:**

- Primary School: St Ignatius' School - 1.9km
- Primary School: Holy Family Primary School - 2.2km
- Primary School: Ironside State School - 600m
- Prep to Year 12: Brisbane Boys' College - 1.5m
- Secondary School: Brigidine College - 2.1km
- Secondary School: Indooroopilly State High School - 1.6km

**Fees & Figures:**

- Council Rates: \$940 per quarter (Approx.)
- Rental Appraisal: \$1,200-\$1,400 per week (Approx.)