

**5 Leura Avenue, Hawthorne, Qld 4171**



**House For Sale**

Monday, 29 April 2024

5 Leura Avenue, Hawthorne, Qld 4171

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 814 m2**

**Type: House**



Brandon Wortley  
0733580669

## Auction

Positioned on a level North-facing 814sqm block in a leafy, idyllic part of sought-after Hawthorne, this beautifully renovated Queenslander offers the perfect combination of location, aspect, versatility and visual appeal. The commanding street appeal is accentuated by its 21.2m frontage with the federation-style home standing proudly among other beautiful established homes. Renovated in 2015-2016, 5 Leura Avenue is a very complete family home but still allows the incoming purchaser to capitalise on its remarkable position and further add, iterate and extend without risk of overcapitalising. Upstairs, 3.2m ceilings allow versatile indoor & external living spaces to fuse perfectly, creating exceptional entertaining opportunities with the incredibly high-spec kitchen forming the heart of the home. Meticulously crafted by renowned interior designer, Brian Skea, key features of this phenomenal space include solid hand-painted timber cabinetry, 3500 x 1300cm granite island servery and breakfast bar, Falcon 5-burner dual fuel cooker (incl warming drawer & warming plate), Liebherr integrated fridge & freezer as well as high quality tapware and other fixtures throughout. Large timber & glass bi-fold doors peel the full width of the space, allowing the ~35sqm covered north-facing balcony to function as the perfect alfresco space which is an extension of the internal kitchen & living area. Semi-separate from this zone is the upstairs living zone which is close enough to socialise or keep an eye on the kids, but is separate enough to allow for multiple activities to take place within a short vicinity of each other. Two generous bedrooms are located on the upper floor, including a generous main suite which includes a walk-in-wardrobe and ensuite. The second bedroom also includes a large study, nursery or oversized wardrobe which each have access to the front verandah. The main bathroom is also located on this level which includes a bathtub. Downstairs, high ceilings are continued with the 2.9m clearance providing a feeling of light, space and air. Two living zones exist, once again promoting great versatility depending on the family requirements. The rear family room also consists of a kitchenette with the direct access to the back patio creating yet another welcoming entertaining zone. There are a further two large bedrooms on this level with another large bathroom and laundry rounding out the lower floor. To the rear, a near-perfectly flat yard is the perfect spot for the kids to play with the large inground pool completed in 2023. Extensive gardens encapsulate the entire home with established Jacarandas providing ample shade and privacy. There is also a large garden shed of approximately 14sqm which is extremely handy for garden tools, surfboards or any other excess possessions with secure parking for four cars with an additional two in the driveway. Further features of this incredible home include: \* Beautifully renovated Queenslander situated over two spacious levels \* Large flat block with new magnesium pool and expansive, private yard \* Abundant character features including high ceilings, VJ walls, archways & timber floorboards \* Polished concrete flooring downstairs \* Alarm, intercom and entry gate automation \* Ceiling fans & split system air conditioning \* 8.8kw solar system \* Complete home water filtration system Located within one of Brisbane's hottest and most tightly held real estate markets, you are within footsteps of an array of great local dining, lifestyle, transport and schooling options as well as being a short distance to the CBD and the M1 in each direction. You are also within the Bulimba State School & Balmoral State High School catchments while being a few minutes' from Churchie, Lourdes Hill and CHAC. Genuine sellers have instructed us to sell by public auction to be held at The Howard Smith Wharves, Monday 20th May at 6:00pm (registrations from 5:00pm). All pre-auction offers are to be submitted in writing for consideration. Contact marketing agents Brandon Wortley on 0447 269 591 or Jack Roberts on 0468 558 533 for further information. \*\*This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.