

**6 Stafford Street, East Brisbane, Qld 4169**



**Sold House**

Tuesday, 3 October 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 708 m2**

**Type: House**



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## Contact agent

Commanding an elevated position with gorgeous views of the city, this sprawling family Queenslander sits on a prime 708sqm parcel of East Brisbane land, just moments from the CBD and all that this incredible precinct is fast-becoming. The Gabba Redevelopment Precinct is arguably Brisbane's most exciting new project ahead of the 2032 Olympics and this home will, without question directly benefit from this booming inner-city gentrification. The rare 20.1m frontage and stunning character facade hints at what lies within, with its traditional bull-nose roof and symmetrical aesthetic providing a striking street presence that is so rarely available in this blue chip inner city precinct. The front original section of the home boasts gorgeous traditional features such as high ceilings, original floorboards & VJ's with the upstairs four bedrooms being accessed by the central, wide entry hallway. The master bedroom has been reconfigured to create an expansive retreat which also includes an ensuite and access to a ~10sqm balcony. Bedrooms two and three are both of very large proportions with bedroom four being a great children's bedroom or genuine home office, which also has access to the master bedroom balcony. As you proceed through the home, the extension provides an incredible family living space which includes a 4m+ pyramid-vaulted ceiling which creates an overwhelming sense of light, space and breeze with the gourmet kitchen well equipped with ample storage, quality appliances and a large island bench. The separate lounge/media room is adjacent to the kitchen, which is the perfect area for the kids to sit and watch a movie under the watchful eye of the cook. Two sets of French doors lead to the generous rear verandah which has great city views as well as full view of the large yard and pool. Downstairs, the large semi-self-contained space consists of a generous lounge area with kitchenette/bar, bathroom and two separate rooms that are currently set up as 'utility' but buyers are able to get creative with the usage as each includes built-in storage for clothing, office equipment or a variety of other purposes. There is another covered patio downstairs which leads directly to the yard. Features of this extremely desirable home include: \* 708sqm prime land with 20.1m frontage \* Elevated position with great city views \* Expansive family home with ample living options \* Perfect blend of old-world charm & modern functionality \* Moments from CBD, Gabba precinct, great schools including Churchie & Lourdes Hill \* Easy access to M1, cafes, shopping and dining This is without question one of the rarest homes you will find on the market, in such a prime location with the unique combination of both block and house size, views, accessibility to amenity, great schools and just a 7 minute drive to the CBD. Genuine sellers have asked for all offers to be submitted on contract for consideration. A full Information Memorandum is available on request which includes a Building and Pest report, Develo Report among other details. Contact marketing agents Brandon Wortley on 0447 269 591 or Selina McIntyre on 0400 565 918 for further information or inspection details.