

# 60 Ryan Street, West End, Qld 4101

SPACEPROPERTY

## Sold House

Friday, 6 October 2023

60 Ryan Street, West End, Qld 4101

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 810 m2

Type: House



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## Contact agent

A grand old lady proudly perched high in Ryan Street in the much coveted and wonderfully quiet Hill End precinct of West End, this is the family home on a large 810sqm flood free parcel of land that you have been waiting for. Separated from the street by its expansive picket fence, Feniscliff is a brilliant example of traditional Queenslander architecture, complete with heritage colour scheme and leadlight windows. This gracious residence welcomes you into its fragrant formal front garden, the pride and joy of its current owners, before you ascend the dual staircase across the broad front verandah stretching the length of the home, and into the grand entrance hall. The gated front verandah with lattice screens offer extra privacy and security whilst creating a lovely sitting space for watching the world go by from this home's peaceful elevated perch. Multiple French doors open out onto this front balcony space, from bedrooms and the study. The beautifully established gardens are a special feature of this rare for West End large 810sqm land parcel. The large back garden, lawn and pool area with gazebo are beautifully landscaped with mature trees, hedges and flowering plants. Whilst this home is whisper quiet, interrupted only by the melodious sounds of birdsong, it is deceptively close to everything, just one street away from West End Ferry, Brisbane River and Orleigh Park, and easy walking distance to Hardgrave and Montague Roads with their retail and restaurant amenities. The new Montague Markets development including a large Woolworths is only 300 metres away. The current owners enjoy having long-term neighbours and the real sense of community this precinct offers. Inside the home, the family with two teenage boys appreciate the sprawling one level living space which incorporates four to five bedrooms including a generously proportioned master bedroom with ensuite at the rear, a dedicated study area, large kitchen with bespoke island bench, and separate dining, living and lounge areas. The second living area can easily be used as a large fifth bedroom or guest accommodation. The north south orientation of the home catches the lovely breezes and the best orientation of the sun throughout the seasons. Ornate breezeway features above the internal doorways plus fans and split cycle airconditioning also enhance air flow in this abode, keeping things cool or warm, depending on the time of year. The home immediately feels warm and inviting with a pale green (lichen) and neutral colour scheme and wide timber floors. It high ceilings and wide hallway create an impression of space and grandeur. The cosy central lounge features a fireplace for winter warmth plus a skylight to let in extra illumination. In summer, the large rear covered deck is a fabulous area for enjoying our amazing Queensland climate, entertaining or enjoying relaxing time with family and friends overlooking the pool, lawn and gardens. The pool has rooftop heating, so why wait for summer for a swim. Sitting in the gazebo, at a high point of the property in the back rear corner, you notice the L shape of the home from this angle, and the classic window awnings protecting from any extremities of sun and rain. Underneath the house features a huge open garage with space for five cars, boats or other recreational vehicles. Additionally there is a large storage space, which could be used for a home gymnasium, man cave or art space, as well as a laundry with access to a back garden clothes line, plus a third bathroom with toilet and vanity. A paved brick and stone pathway leads up stairs to the rear lawn, and an undercover wooden staircase also leads up to the back deck. The home's kitchen is a showstopper with the copper bench as centrepiece, crafted by the current owner and incorporating pressed metal and a wooden feature front stair from a previous home, as well as a granite insert. The white pressed metal tiles in the bench/servery space are also used for splashbacks throughout the kitchen area. A striking blackboard makes keeping track of family tasks and shopping lists a breeze. A separate dining area between the kitchen and lounge is large enough to fit an eight to 12 seater dining table for sharing meals and celebrating family occasions with extended family and friends. The large main bathroom is a haven of relaxation, with its calming soft green and white colour palette. It is a light-filled sanctuary complete with freestanding traditional claw bathtub, dual pedestal vanity sinks, a fully glassed shower, toilet and plenty of additional space. Grand family homes of this stature in the Hill End peninsula of West End are highly sought after. 60 Ryan Street is located within both the Brisbane State High and West End State School catchments, across the river by a three-minute ferry from the University of Queensland and close to South Brisbane leading schools including Somerville House and St Laurence's College, as well as the tertiary institutions of Griffith University, TAFE and others. Queensland's leading arts organisations are all nearby in 4101 and the West End Markets are within short walking distance. The CBD is easily accessible in 10 minutes on the 69 Blue City Glider from a bus stop that is only 30 seconds away. A truly unique West End offering now for sale by negotiation.