

**62 Philip Street, Hawthorne, Qld 4171**



**House For Sale**

Wednesday, 3 April 2024

62 Philip Street, Hawthorne, Qld 4171

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 810 m2**

**Type: House**



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## Auction

Situated in a beautifully elevated position in one of Brisbane's most coveted suburbs, this grand Queenslander has retained its abundant original charm while being exceptionally well updated to encompass the essence of modern family living. From its soaring original ceiling height, to the traditional VJ boards and timber floors, this extraordinary family home perfectly fuses modern convenience with the aesthetic grandeur of the early 1900's. The versatile layout is equally spread over two spacious levels and accommodates a variety of different family demographics. The five bedrooms are all oversized, with the ability to re-purpose two extra rooms, currently utilised as an office and extra large walk-in-wardrobe, as extra bedrooms. Upstairs, the majority of the living occurs, with the beautifully renovated kitchen forming a central heart of the home. Consisting of abundant custom storage, double sink, quality integrated NEFF appliances, induction cooking and stone benchtops, there are also convenient servery windows and a breakfast bar that accommodate fantastic entertaining possibilities year-round. The rear verandah is approximately 30sqm and offers great views of the city lights as well as vistas over Hawthorne towards Newstead, with stairs leading directly to the enormous back yard. Equally well serviced is a central dining room which is semi-separate from each of the main central living room of the home, and the rumpus room, which is perfectly located to be far enough away to not disturb the household, but close enough to keep an eye on the kids or communicate with guests. Three dedicated bedrooms are located on the upper floor, each of which is oversized, including the huge main suite which also houses an ensuite and two walk-in-robos. Cleverly, one of the walk-in-robos can be sacrificed to create a fourth upper floor bedroom if required. The common bathroom is of a large size, is immaculately presented and includes a clawfoot bathtub. All of these areas benefit from soaring ceilings and plenty of glass, creating a stunning aura that is bathed in light and breeze. Downstairs, more quality entertaining areas allow for great yard flow, with the central living room being more than adequate to house a large party with great visibility to the rear. There are two more generous bedrooms plus a 'proper' office on this floor with the largest bedroom accessing the downstairs bathroom via a two-way arrangement. The well-appointed laundry rounds out the lower floor and includes direct access to the back yard. To the rear, there is yet another entertaining zone which provides great access to the yard. The completely flat back yard itself is approximately 300sqm in size and features a gorgeous mature mango tree and cubby house as well as being extremely private. The elevated position provides for gorgeous city views and urban vistas with the sprawling yard presenting more like inner-city acreage, a rare commodity in such a blue-chip location. Metres from the Hawthorne Cinema precinct as well as a wide array of local amenities including dining, transport, parks, lifestyle and great schools such as Lourdes Hill, Churchie and CHAC, you will find it hard to secure a more convenient location. Further features of this exceptional large-format home include: \* Exceedingly rare 810m<sup>2</sup> of elevated blue chip real estate \* Sprawling family layout over two spacious levels \* Quality kitchen with abundant storage, integrated NEFF appliances, induction cooking and stone benchtops \* Ducted A/C + one split system in main downstairs bedroom \* Motorised privacy blinds on rear verandah \* Off-street car accommodation for four cars (three undercover), ample lockable storage \* Easy side access for a caravan, boat or other machinery to the rear \* 13.3kw solar recently installed Owners have committed to an auction date of Saturday 20th April 2024 to take place at The Calile Hotel, New Farm from 9:00am. All prior contract offers will be considered. Contact marketing agents Brandon Wortley on 0447 269 591 or Harry Bennett on 0447 002 667 for further information. \*\*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