

63 Park Avenue, Clayfield, Qld 4011



Sold House

Wednesday, 16 August 2023

63 Park Avenue, Clayfield, Qld 4011

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 650 m2

Type: House



Kim Olsen

0413539865

\$1,715,000

This charming, well maintained family home, dating back to 1909, presents an ideal opportunity for new owners seeking the perfect blend of historical charm and modern comfort. Situated on a generous 650sqm block in the sought-after Kalinga Park precinct, this residence offers a casual yet refined Queensland lifestyle. Over the course of the last fifty years, Brisbane has faced three significant flood events and, this century-old home has stood firm through each one, with no intrusion into its comfortable living spaces. While life doesn't guarantee certainties, this home offers you peace of mind-any potential weather event challenging this "old girl" would provide ample warning. The recent extension and renovation have seamlessly integrated informal living spaces, creating a natural flow that leads to a private deck at the rear. With landscaped gardens and a spacious fully fenced lawn, this outdoor area serves as a tranquil haven for family gatherings throughout the year. Its orientation has been designed to capture refreshing natural breezes and embrace the warm winter sun. An exceptional addition to the property is the award-winning heated mineral pool, which sits adjacent to the rear deck, offering a year-round oasis for relaxation and refreshment. Nestled within a picturesque residential enclave lined with trees, this home is just a stone's throw away from the entrance to the family-friendly Kalinga Park. This park boasts amenities like BBQ areas, expansive green spaces, an off-leash dog park, and an outdoor fitness trail. Moreover, the property offers easy access to an extensive network of biking and walking paths, providing an escape from the bustling city life. One of the standout features of this home is its central location, which promises both an exceptional and convenient lifestyle. It is within walking distance to Eagle Junction State School, Clayfield College, and Kedron State School. For those attending surrounding private schools, the convenient access to bus and train services makes commuting a breeze. Cafes, restaurants, and other local amenities add to the allure of this premier address. The transportation hub at Eagle Junction Rail and Bus further enhances the property's accessibility. With just 5 train stops to the CBD and a quick 8-minute ride to the Airport, this location provides unmatched convenience. Additionally, the CBD is a mere 6km away by car, and the Airport can be reached in just 10 minutes. The property's strategic positioning facilitates easy movement around Brisbane and beyond, as it offers swift access to the Gateway arterial and the Airportlink tunnel system. Among the many features that make this home exceptional are: •A seamless blend of timeless traditional character and modern luxury•A well-appointed chef's kitchen with granite surfaces and a butler's pantry,promoting connectivity with family members•Distinct lounge and dining areas•An expansive entertainers' deck•A master bedroom with an ensuite and walk-in wardrobe•Recently renovated bathrooms•Air conditioning and ceiling fans for year-round comfort•A versatile "office" space below with an attached bathroom•Double car accommodation•A heated pool featuring spa jets•Private landscaped gardens•A level grassed area at the rear•Solar panels with a 6kw system•Zoning within Eagle Junction State School and Kedron High School catchment areas•Full fencing for privacy and security This property presents an unmissable opportunity to embrace a lifestyle that combines comfort, convenience, and natural beauty. The chance to experience all that this home has to offer, both in terms of its features and the surrounding lifestyle, should not be overlooked. Call Kim Olsen today for an inspection 0413 539 865. This property is being sold 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.