

7 Enderley Avenue, Clayfield, Qld 4011



House For Sale

Saturday, 6 April 2024

7 Enderley Avenue, Clayfield, Qld 4011

Bedrooms: 4

Bathrooms: 3

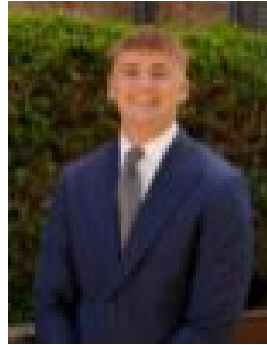
Parkings: 4

Area: 731 m2

Type: House



Nicholas Given



Beau Broomfield
0432690946

Expressions of Interest, 5pm Tuesday 30th April

Nestled within the leafy streets of Clayfield, this exceptional residence offers an enviable lifestyle. An address renowned for prestige, it boasts cafés, restaurants, specialty retailers and the entertainment precincts of Racecourse Road and Portside Wharf minutes away. Surrounded by high calibre homes and perfect for families, this property is moments from esteemed schools, zoned for Eagle Junction State School and within walking distance of both Clayfield College and St Rita's College. Steeped in the history of Clayfield with its traditional appointments throughout, this beautiful Queenslander spans two impressive levels, accommodating families with ease. With ample space to gather and entertain, or to retreat and find solace, it offers formal lounge and dining spaces, casual family and meals areas and a separate rumpus room. The modern kitchen opens to a magnificent wrap-around verandah, with views across the landscaped gardens, swimming pool and spectacular Moreton Bay. Four bedrooms and three bathrooms include a generous primary suite, positioned at the front of the home and boasting a walk-in-robe and private ensuite. The versatile floorplan offers unlimited opportunity, with the potential to offer the lower level as a self-contained guest suite, complete with bedroom, bathroom and living quarters. Positioned on a meticulously maintained 731sqm allotment, this property includes parking for four vehicles, with internal access from the covered carport. Inclusions:

- Formal lounge and dining spaces plus casual family and meals areas with traditional wood burning fireplace
- Magnificent wrap-around verandahs with views to Moreton Bay - perfect for outdoor entertaining
- Additional rumpus room and purpose-built study nook
- Modern kitchen with stone countertops and stainless-steel appliances
- Generous primary suite with fully fitted walk-in-robe and private ensuite
- Three additional bedrooms, each with built-in robes
- Two additional bathrooms and separate laundry room
- High ceilings and plantation shutters
- Split system air conditioning and ceiling fans
- VJ wall paneling and timber French doors
- Well-maintained 731sqm block with extensive landscaping
- Rainwater Tank
- Parking for four vehicles including covered carport
- Minutes from cafés, restaurants and specialty retailers
- Moments from Oriel Park, Racecourse Road and Portside Wharf
- Within catchment of Eagle Junction State School and Aviation High School
- Just 7kms from Brisbane CBD and 9kms from Brisbane Airport, with easy access to both bus and rail

Expressions Of Interest - Closes 5pm, Tuesday 30th April, 2024 For more information or to arrange an inspection please contact Nicholas Given on 0439 193 920 or Beau Broomfield 0432 690 946