

7 Esmonde Place, Coorparoo, Qld 4151



House For Sale

Thursday, 14 March 2024

7 Esmonde Place, Coorparoo, Qld 4151

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



Bruce McIntyre
0733951211

Auction

Merging the essence of Queensland's yesteryear with luxurious modern liveability, this spacious family residence sits in a prestigious and picturesque Coorparoo enclave. Set directly across the street from tranquil greenspace with a broad front verandah enjoying treetop outlooks, the home's period-inspired façade and landscaped gardens present stunning curb appeal. Inside, extra high ceilings, timber floors, VJ walls and sash-style windows add touches of charm to the impressive contemporary floorplan and appointments. Designed for relaxed indoor-outdoor living and entertaining, the open, yet thoughtfully zoned kitchen/dining and lounge areas each extend out to alfresco spaces. The upper level adjoins a large all-weather deck and expansive level lawns privately bordered by established greenery. The secure gardens are ready-made for outdoor family leisure time whilst offering plenty of space to include a swimming pool if desired. Upstairs, excellent sized built-in bedrooms include the master with ensuite and walk-in robe. Meanwhile, the versatile ground floor encompasses a huge further ensuited bedroom (ideal for guests or independent teenagers) plus another living room with its own entrance. The option also exists to use this level as a private home office/business space, or easily transform it into fully self-contained dual living. Additional property highlights include:- "Replica" Queenslander featuring classic picket fencing, gabled roof and intricate timberwork - Fabulous 2-level family floorplan boasts multiple living zones and 4 bedrooms (2 with ensuite)- Superb contemporary kitchen with stone benchtops and European appliances including dishwasher- 3rd large family bathroom with walk-in shower, bathtub, and separate toilet/guest powder room- Ducted air-conditioning throughout; screened windows and doors welcome fresh cross breezes- Retractable blinds to the rear alfresco entertaining deck for year-round enjoyment- Remote integrated garage for two cars plus secure storage space; solar panels- Immaculate 405sqm grounds with space for a swimming pool- Brisbane Council Rates \$648.65 per quarter Location highlights: This peaceful address sits just a short walk from the popular Martha Street café, dining, and lifestyle precinct as well as express CBD and school-chartered bus stops. Within catchment of the coveted Coorparoo State School, it is moments from quality local childcare centres/kindergartens, Our Lady of Mt Carmel Primary, and esteemed private colleges including Villanova and Loretto. Only a 3-minute drive or less than 15 minutes' walk to the Woolworths, specialty stores, and extensive amenities of Camp Hill Marketplace, as well as Coorparoo Square's cinemas, restaurants, and bars, residents will enjoy exceptional proximity to Coorparoo train station, the bushland walking trails, picnic and playgrounds at Whites Hill Reserve, Westfield Carindale, and the CBD just 5km away. This property is being sold by auction or 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. Please note the following when attending our open homes: "The attendee acknowledges that at all times while attending the open home/inspection they do so at their own risk and that the attendee (and other people in the care and control of the attendee) will not hold the owner, agent or any of their employees, contractors or agents liable for any personal injury, death, loss, theft or damage to their personal property, whether caused by the negligence of the owner, agent, their employees, contractors or agents, howsoever caused."