

**75 Farrington Street, Alderley, Qld 4051**

**House For Sale**

Thursday, 13 June 2024



75 Farrington Street, Alderley, Qld 4051

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Ryan Hoelzl  
0731745000



Oliver Scott  
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## For Sale by Negotiation

Presenting the perfect opportunity to secure a near-new contemporary residence in Alderley, this stunning home elegantly blends sleek designer finishes with premium appointments. Architecturally designed for a stylish yet relaxed lifestyle, the enviable living and entertaining areas will please the most astute of buyers. The thoughtfully designed lower level offers an enormous open-plan living, dining, and kitchen area that effortlessly extends to the expansive alfresco. The kitchen boasts wall-to-wall cupboards, waterfall stone benchtops, a window splashback, 900mm gas cooktop & oven, and walk-in pantry. The landscaped backyard has been purpose built featuring two tiers; the upper level has lush lawn, manicured hedges, and plenty of room for the kids or pets to play. While the lower tier has a sunken fire pit area, ideal for family gatherings or relaxing with friends. Also on the downstairs level, is a dedicated home office with built-in wardrobes, a powder room, and a well-appointed laundry. Ascending the staircase, you'll discover a spacious rumpus room with a study area, providing ideal separation from the kid's bedrooms. The upper level comprises three generously proportioned kids' bedrooms, all equipped with built-in wardrobes and served by a family bathroom with large bath and separate powder room. At the front of the home lies the grand master bedroom, featuring a walk-in-robe, en-suite and private balcony. Noteworthy features include a two-car lock-up garage with separate lockable storage unit, 10 kw solar system, MYAIR ducted air-conditioning and ceiling fans throughout, wool carpet in all upstairs rooms and high ceilings throughout, all contributing to the overall finish. This home is move-in ready, requiring only your presence to relish in its comfort and lifestyle. Alderley is popular for all the right reasons, with endless lifestyle opportunities, transportation options right at your doorstep and the Brisbane CBD is just 12 mins away. Being a mere 5-min walk to Alderley train station and Coles Alderley, 10 min walk to Grinstead Park and the Kedron Brook and just around the corner from Hillbrook and Mt Maria Private Schools. In essence, this home offers everything you need, right at your doorstep. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Burton & Ryan Property Agents will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.