

8 Avebury Street, West End, Qld 4101

HUGO ALEXANDER
PROPERTY GROUP

Sold House

Saturday, 12 August 2023

8 Avebury Street, West End, Qld 4101

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Adam Nobel
0733585888



Trent McDermott
0733585888

\$1,365,000

Representing prime position buying at its absolute best; 8 Avebury Street is an unmissable opportunity to secure a spacious renovated Queenslander just footsteps from West End's stunning riverfront, parkland, and City Cat terminal. Boasting a tranquil leafy location and the bonus of two street frontages, this private address offers the consummate inner-city family lifestyle within the coveted Brisbane State High and West End State School catchments. Whilst presenting aesthetically very well, with the perfect combination of retained character and smart modern updates, the home does require some work due the effects of Brisbane's 2022 floods. With a price-point that reflects this, buyers are presented with a very rare opportunity. A functional two-level design sees the ground floor dedicated to open-plan communal living and entertaining spaces, with all four bedrooms, including the master with ensuite, walk-in-robe and balcony, positioned together upstairs. The block's ideal northern aspect fills the home with superb natural light and fresh cross flow breezes, while multiple decks and courtyards create the perfect spot for outdoor enjoyment at any time of day or season. Featuring an elegant traditional façade with verandahs capturing treetop outlooks at either end, the timeless charm continues inside with high ceilings across both levels, casement windows, French doors, VJ walls and original timber floorboards upstairs. Meanwhile, a stylish contemporary kitchen with stone benchtops, 2Pac soft-close cabinetry and European appliances including 900mm oven/gas cooktop and dishwasher is accompanied by three updated bathrooms, reverse cycle air-conditioning, ceiling fans, a huge separate laundry and abundant storage. Situated in the exclusive Hill End enclave, this fully fenced address features a covered carport and additional driveway parking both accessible via Ryan Street. Less than 150 metres from scenic riverfront cycling or walking tracks, Orleigh Park, and the City Cat connecting with the CBD or UQ, residents can also stroll to the high-frequency City Glider bus and West End's vibrant cafes, restaurants, bars, shops, and markets. Just 3km from the CBD by road, it is minutes to Southbank's cultural, entertainment and dining precinct, major hospitals, elite state or private schools and universities. In addition, two new nearby green bridges will soon offer easy pedestrian access across the river to Toowong and St Lucia, with the area also affording swift access to the GABBA which is set to host the opening and closing ceremonies plus athletics at the 2032 Olympics. Grab a paintbrush or bring your builder, undertake the basic repairs, then move straight in to enjoy this inviting family home as-is. Alternatively, take advantage of the outstanding scope to personalise, further enhance or renovate and immediately add significant capital value. Either way, this is an incredible lifestyle opportunity astute buyers cannot afford to miss.