

8 Charlton Street, Hamilton, Qld 4007

House For Sale

Wednesday, 17 April 2024

8 Charlton Street, Hamilton, Qld 4007

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 633 m²

Type: House



Elisa McMahon

For Sale by EOI, closing 5pm 11 May

Situated in a quiet street and near valued amenities, elite schools and Racecourse Road's exclusive dining and boutique precinct, this c.1939-built, gable front residence, having undergone an upmarket renovation, is being offered for sale for the first time in 60 years. Featuring high ceilings, impeccably polished hardwood and hoop pine floors and large, original windows that allow light and breezes to fill the interiors and imbue a sense of serenity, the aspect, position and possibilities for further improvement will delight. Having been home to four generations of the one family, this much-loved dwelling grants its new owners an opportunity to acquire a property with a prestigious address that rests within the prized Ascot State School catchment. With elevated outlooks towards the Gateway Bridge and Portside skyline, classic charm and modern sophistication merge, granting an abode that is timelessly chic, comfortable and versatile. Set across one level, and professionally updated four years ago, highlights comprise a volume-enhancing redesign of living spaces, a statement kitchen with a butler's pantry and a 3-metre-long entertainer's servery, ducted air-conditioning and a stylish main bathroom renovation. Delivered are stylish formal areas, large bedrooms plus a dressing room or nursery, home office and utility spaces and premium inclusions. High-performing Smeg appliance appointments and custom-designed cabinetry dominate the kitchen. Discover contrasting, luxe stone finishes in veined Calacatta and white, combined with satin-finished cabinet facings in soft white and a complementary light grey. Practical storage and benchtop surfaces are abundant throughout the kitchen and butler's pantry. In place are a Vintec wine fridge and a plumbed-in fridge/freezer. The king-sized main bedroom has a wall of custom-built wardrobes, plantation shutters and a ceiling fan in addition to air-conditioning. Two further bedrooms are very large, with the fourth, smaller bedroom currently used as a walk-in dressing room. Split-system air-conditioners have been installed in two bedrooms as alternatives to the ducted system. Shutters, blinds and drapes provide privacy where needed and Crimsafe-screened doors, installed at the three external entry points, add peace of mind. Decorated with grey terrazzo tiled floor and wall surfaces, a walk-in shower with minimal glass, a soaring skylight overhead and a twin round basin-topped vanity, the stylishly renovated primary bathroom is contemporary, sleek and filled with light. At the rear of the house are enormously versatile utility rooms, one the original north-facing sleepout used as a secondary living space and office, a kitchenette and laundry area and separate bathroom amenities. Unrenovated and retaining mostly original features including a wall of awning windows, the potential exists to extend the rear of the house by constructing a connected outdoor entertaining area or deck. Home to an original Hills Hoist and long-planted garden beds, this property has a lot of character. The 644sqm allotment, formerly part of the landholding of 'Illawarra', is desirably positioned on the high side of this dead-end street, remaining framed at the front by the estate's original brick and wrought iron fence. A single garage and carport provide parking for two vehicles. Under the house are vast storage and workshop areas adjacent to the original laundry's vintage concrete laundry troughs. Where proximity to everyday necessities is paramount, this home is ideally positioned, particularly for busy families with school-aged children. It is a 2-minute drive to Coles Ascot, 3 minutes to Ascot State School and approximately 5 minutes in the car to St. Margaret's Anglican Girls School and St. Rita's College. Located approximately 6km by road from the CBD and even less from Brisbane's airport terminals, city-based workers and frequent travellers will love the convenience. Walk 300m to Racecourse Road to pick up your morning coffee and return for a meet-up with friends over lunch or dinner at a choice of local restaurants.