

**8 Noel Street, Hendra, Qld 4011**



**House For Sale**

Thursday, 21 March 2024

8 Noel Street, Hendra, Qld 4011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 406 m2**

**Type: House**



Jon Finney

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## Auction

Auction, Saturday 20th April 2024 at 10:00am | Onsite Harnessing cooling Moreton Bay breezes from its elevated position on a quiet street, this beautifully presented post-war home rests peacefully in the heart of Hendra. Offering an idyllic lifestyle and location perfect for families, the property is set amongst new and renovated luxury residences and surrounded by endless amenities. Offering options abound on a 406sqm lot, there is a wonderful opportunity to live in, rent out or transform. With the potential to add further value by raising/building underneath or constructing a brand-new home, the choices are limited only by your imagination (STCA). Enriched with timeless charm and stylish modern updates, the house blends polished hardwood timber floors, plantation shutters, a new kitchen and a renovated bathroom. Generating sensational indoor/outdoor flow, the upper floor moves freely across the open living and dining area to the stunning chef's kitchen and private rear deck overlooking the tree-lined backyard. A central hub for family connection, cooking and casual entertaining, the modern kitchen is superbly appointed with an oversized stone island and bi-fold doors. Three bedrooms and a renovated bathroom complete the upper floor, and the lower level creates flexible living with a utility area, kitchenette, multipurpose room, and second bathroom. Property features:- Beautiful 1965 post-war home on a 406sqm lot- Open living and dining area with timber floors- New family kitchen and a downstairs kitchenette- 3 air-conditioned bedrooms (one with a private deck)- 2 bathrooms (the upstairs one is newly renovated)- Downstairs MPR, storage and garage- East-facing deck overlooking the treed backyard- Remote Controlled Garage (1 Space) In a magnificent location, Hendra train station, buses, coffee shops, restaurants, TC Beirne Park, Eagle Farm, and Doomben Racecourse are all within easy walking distance. You can keep fit at Hendra Healthworks, featuring tennis courts and a swimming pool, and shop and dine at nearby Racecourse Road, Racecourse Village, and Portside Wharf. Our Lady Help of Christians Primary School is 300m from your door, and kids are in the Hendra State School catchment. Only 10 minutes to the CBD and Brisbane Airport and offering easy access to the Gateway Arterial and tunnel network, this location has it all.\*\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.\*\*