

**80 Warry Street, Fortitude Valley, Qld 4006**

Place. **P**

**Sold House**

Wednesday, 6 September 2023

80 Warry Street, Fortitude Valley, Qld 4006

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 311 m2**

**Type: House**



Glenn Bool

0731076966

**\$1,615,000**

A rare offering in the heart of vibrant Fortitude Valley, this dual-level property perfectly balances space with proximity to local conveniences and exciting attractions. Benefitting from sensational entertainment options and immaculate interiors, this exceptional residence was fully renovated and extended on in 2018 to maximise liveability. Set amongst a cosmopolitan landscape, the home includes:

- Classic facade and a front courtyard
- Elegant tiled floors, plantation shutters, lofty ceilings and a fresh white colour palette
- Spacious open-plan living and dining area on the upper level punctuated by an integrated gas fireplace
- Impeccable central kitchen displaying a breakfast bar, quality appliances, pendant lights and ample cupboard storage
- Generous covered rear deck with timber bi-fold doors and plentiful entertainment space, plus an outdoor kitchen featuring a built-in barbecue
- Large fully-fenced grassed rear yard fringed by mature gardens that will suit children and pets
- Ensuited master bedroom encompassing a walk-in robe
- Three additional bedrooms; two boast built-in robes
- Excellent main bathroom showcasing floor-to-ceiling tiling and dual vanities, as well as a separate bath and shower
- Sizeable sound-proofed study or media room downstairs
- Wine cellar, fabulous storage and a secure dual tandem garage
- Internal laundry upstairs with stone benchtops
- Air-conditioning and downlights

Streets away from the soon-to-be-completed Victoria Park, this outstanding property is close to a seemingly endless plethora of shops, dining options and city-bound bus stops. The Fortitude Valley train station is nearby, as are the fashionable James Street and Howard Smith Wharves precincts. Brisbane's CBD is only a stone's throw away. Falling within the Brisbane Central State School, Fortitude Valley State Secondary College and Kelvin Grove State College catchment areas, this spectacular residence is also a leisurely stroll from Brisbane Grammar School, Brisbane Girls Grammar School and Saint Joseph's College. QUT's Kelvin Grove and Gardens Point campuses are minutes away, as are UQ's Saint Lucia and TAFE Queensland's South Bank campuses. Do not miss this exclusive opportunity – call to arrange an inspection today.