

# 91A Peach Street, Greenslopes, Qld 4120

cosmopolitan

## House For Sale

Tuesday, 21 May 2024

91A Peach Street, Greenslopes, Qld 4120

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 410 m2**

**Type: House**



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## FOR SALE

Spanning three cleverly designed levels, including a fully self-contained ground-floor retreat, this stylish contemporary residence offers exceptional family versatility and walk-to-everything convenience. Elevated in this well-known street with sweeping views across the city skyline, the address places you just metres from Greenslopes Private Hospital, the SE Freeway Busway terminal, and various popular local lifestyle precincts. Boasting up to four separate internal living zones and multiple alfresco entertaining areas, the home will appeal to a range of family dynamics, from growing or executive to multi-generational households. Positioned to take full advantage of the northern panoramic outlooks, the home's top level is dedicated to its main communal living and entertaining spaces. High raked ceilings, hardwood floors, and a stylish stone-top kitchen with modern appliances create an air of sophistication. The central level accommodates four bedrooms, a large home office area, plus two further lounge/rumpus rooms each with access to a balcony set amongst the treetops. Presenting a choice of configurations, the floor can either be enjoyed as a series of flowing family zones, or the master sectioned off as a private retreat with its own bathroom, sitting area, kitchenette, study, and north-facing deck. Private, but still very connected with the rest of the home, a fully self-contained, one-bedroom granny flat-style unit occupies the ground floor at the front of the property. Complete with a full kitchen, bathroom, and courtyard, the individually air-conditioned spaces are perfect for independent teenagers, regular guests, elderly live-in family members, or even a home business premises with direct entry (thinking hair salon, physiotherapy, art studio, or professional office – just to name a few). Additional property highlights include:- Soaring vaulted ceilings, huge architectural windows, and hardwood floors- North-facing open-plan living; separate lounge and rumpus- Top-floor all-weather alfresco entertaining with retractable sunshades and incredible views- Brand new zoned ducted & reverse cycle air-conditioning unit- 5 built-in bedrooms; master with walk-in robe, ensuite and deck access- Three stylish modern bathrooms; main with walk-in shower, bathtub and separate toilet- Security alarm system, plus a state-of-the-art Hik-Vision CCTV camera system- Recently replacing LED down-lights throughout- Incredible storage across all three level- Double remote garage with large storage area + additional driveway parking for 2+ cars Currently leased until mid-July 2024, if this is an investment for you, we currently have perfect long-term tenants who are keen to stay on. Recent rental appraisal of \$1,300 p/week. If you are an owner-occupier wanting to move in, then July is not too far away. This unique family property is centrally located just 5km from the CBD, which is accessible via excellent bus links, nearby bikeways, and the South-East Freeway. Less than a 5-minute walk from Greenslopes Private Hospital, beautiful parklands, and sporting fields, while being moments from local cafes, excellent state schools, esteemed private colleges, Greenslopes Mall, as well as the Stones Corner and Coorparoo Square shopping, dining, and entertainment precincts. Be sure to get through and inspect this one as soon as possible.....NOTE – Virtual furniture has been inserted into some of the images as a presentation tool – to provide a finished impression of the property and to give buyers an idea as to how the property could possibly be exhibited.