

**95 Raceview Avenue, Hendra, Qld 4011**



**House For Sale**

Sunday, 4 February 2024

95 Raceview Avenue, Hendra, Qld 4011

**Bedrooms: 4**

**Bathrooms: 2**

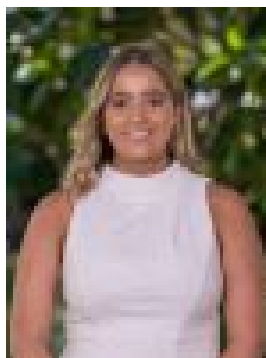
**Parkings: 2**

**Area: 405 m2**

**Type: House**



Dwight Ferguson  
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## Auction

Auction // Saturday 2nd March 2024, 11:00am Onsite Commanding uninterrupted views of Doomben Racecourse, this contemporary dual-level home offers relaxed living, sensational entertaining spaces and a superb floorplan. Featuring an open plan kitchen, living & dining overlooking the balcony, this home is graced with a wealth of natural light and has been thoughtfully designed with function in mind and to capitalise on the Racecourse outlook. Positioned in a quiet street within the sought-after suburb of Hendra, this home offers the convenience of proximity to amenities, retailers and services. A stone's throw to local cafes and restaurants, parks, schools, transport and easy access to both the city and the airport. Additional features:

- Exceptional views overlooking Doomben Racecourse and the city
- Open plan kitchen, living & dining overlooking the verandah
- Modern kitchen with sleek cabinetry, stone bench tops, gas cooktop, ample cupboard space, quality appliances and a walk-in-pantry
- Spacious master suite including an ensuite, walk-in-robe and access to the front balcony
- Media room
- Separate upstairs powder room
- Ground level features three bedrooms, all with built-in-ropes and second living area, ideal as a teenager's retreat
- Family bathroom with separate toilet
- Entertainer's patio overlooks the level grassed yard and in-ground pool
- Ducted air-conditioning throughout
- Double car garage

Fully fenced on a 405m<sup>2</sup> allotment Located in the heart of the action, the lifestyle on offer is second to none. Within close proximity to local schools such as Our Lady Help of Christians Primary School, St Rita's and St Margaret's, and in the Hendra State School catchment. Residents can shop and dine at nearby Racecourse Village, Racecourse Road and Portside Wharf - you will enjoy a world of convenience. For further information or to arrange an inspection, please contact Dwight Ferguson on 0412 385 720 or Matilda Palmer on 0430 957 231. 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.