

**10 Garden Street, Greenslopes, QLD, 4120**

**Sold House**

Saturday, 15 July 2023



10 Garden Street, Greenslopes, QLD, 4120

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Perfectly Positioned - Architecturally Designed - Split Level Home

Craftmanship and high-quality choices abound in this rare inner-city gem, commissioned by experienced owners who ensured that they enjoyed every modern convenience and an abundance of space while they called 10 Garden Street home. This high-end design also ensured that the property was in-keeping with the local character of this cul-de-sac street with only sixteen other houses, ending at the Stephen's Mountain reserve.

An impressively sized kitchen sits at the heart of the home with Caesar Stone benchtops, glass splashback, Miele stainless steel appliances, gas cooktop, polytechnic oven and more - this is an entertainer's delight and the perfect place for family meals and gatherings.

Beside the kitchen is one of three living areas, giving options for breakout zones for everyone to have their space, but each area large enough for all the family to spend time together when desired. The lounge on ground floor, with access to a full bathroom, has been used as private, guest lodgings in the past and has been integrated into the design as a potential home cinema or as a self-contained space as an alternative when extra family members need longer-term housing. The third lounge directly adjoins the master bedroom and has double glass doors to the front deck with its view of the twinkling city lights, perfect for intimate, evening drinks.

The outdoor entertaining area, including alfresco terrace, pavilion and sparkling, inground saltwater pool has been designed for leisure, lifestyle and privacy with specific forethought for your growing or established family.

### FEATURES AT A GLANCE:

- Inviting entrance foyer through grand entrance door
- Four generous bedrooms - All with built-in robes - Master with walk-in robe
- Three bathrooms plus a powder room
- Spacious, dedicated home office
- Multiple living areas inside and outside
- Envious kitchen with every modern convenience
- Inground salt pool, pavilion, outdoor dining area and complete privacy
- Separate laundry with stone benchtops, loads of storage and full-length hanging rails
- Remote-controlled garage with dedicated space for 3 cars plus storage

### ADDITIONAL TECHNICAL FEATURES:

- Intercom from front gate to 3 internal locations in house
- Lockable pedestrian gate
- Deadlocked solid core internal garage door for security

- Bosch alarm system (back to base)
- Hardwood flooring throughout the home
- Bedrooms have quality, wool carpets
- Vacuum Maid system to all levels
- Lighting plan designed by expert lighting consultant
- Crimsafe windows and doors throughout
- Ducted, multi 8 zoned air-conditioning
- Ceiling fans
- Ample power points in every room, including outside and in the garage
- Internal timber, feature staircase with glass balustrade and recessed LED step lights
- BBQ connected to town gas - no more gas bottles
- Secure dedicated under house storage with lighting (wine cellar option)
- Remote controlled double-width front gate
- Giant garage fits 3 vehicles, or can store your camper, has extra height ceilings, space for storage / bikes or doubles as a home gym, and high-quality, epoxy flooring
- 3kw Solar system and 3 Phase power
- 5000L Colourbond Water tank can service the washing machine, toilets and gardens

#### LOCATION, LOCATION, LOCATION!

Greenslopes is an inner-city haven filled with medical professionals and executive families in the enviable position within walking distance to the Greenslopes Private, and only five to ten minutes' drive to the Princess Alexandra, Mater, and Queensland Children's Hospitals. Within two minutes walking distance to the Greenslopes Busway with direct buses to all the key hospitals, Brisbane CBD, The Gabba and Westfield Mount Gravatt (Garden City).

In the catchment for Junction Park State School as well as Brisbane South State Secondary College, which are both extremely desirable choices for Primary and Secondary schooling in Brisbane; and close by to many prestigious private schooling options.

For those who prefer active transport, at the end of your cul-de-sac street, is access to the Craig's Hill hiking path which also connects to the cycling Veloway where you can bike through Thompson Reserve and Ekibin Park and into Southbank and the City without riding on the roads. There is an abundance of parkland including the Greenslopes Bowls Club, Annerley Football Club Soccer Fields, recently rejuvenated Hanlon Park and the Stephens Mountain Reserve.

Just minutes to the Clem 7 tunnel, and the M1 (North and South entrances) as well as being only 4.5km to the CBD, this is

a well-connected property which also has so much greenspace locally, you will be spoiled for choice in what to discover and enjoy in this incredible area.

FOR SALE

CONTACT Jacob Secco or Kath Chown of RE/MAX Elevate today for an inspection!