

11 Derby Street, Hendra, Qld 4011



House For Sale

Wednesday, 10 July 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House

FOR SALE

Boasting a unique layout, with both the living spaces and master bedroom positioned across an expansive ground level, this stylish brick residence offers the perfect Hendra haven for now and the future. Located in a prestigious tree-lined boulevard surrounded by the area's most beautiful homes, the 405sqm address is just footsteps from cafes, parks, schools, and transport. With a charming gabled façade and lush private setting, the elegant contemporary home has been lovingly maintained and updated by its long-term owner. Enhanced by high and vaulted ceilings, the spacious two-level floorplan promises superb indoor-outdoor flow and rare lifestyle versatility. The light-filled family room connects to both a breezy front garden terrace and the formal dining room. Meanwhile, the adjoining renovated kitchen features sleek stone benchtops, 2Pac soft-close cabinetry, and European appliances including induction cooktop and dishwasher.

Both this open-plan kitchen-living area and the ensuited main bedroom enjoy a glorious north-facing aspect with direct access out to the rear alfresco entertaining pavilion. Beyond this, low-maintenance paved spaces are bordered by sub-tropically landscaped gardens, creating total privacy and the perfect outdoor family lifestyle. Back inside, a polished timber staircase leads up to the top floor's striking skylit study or sitting area and two further built-in bedrooms serviced by the large central bathroom. Additional highlights include reverse cycle air-conditioning; ceiling fans; Crimsafe screens to capture fresh cross-breezes; and modern white plantation shutters. The two spotless bathrooms are accompanied by a separate guest powder room; large separate internal laundry; excellent storage including huge linen cupboards on both levels; and an oversized double carport. Move straight in to enjoy the spacious home and its beautiful surrounds. No work required and no weekends spent mowing lawns! Alternatively, take advantage of the opportunity to enhance certain finishes, personalise the design to suit your lifestyle, and add value. Scope also exists to lay turf, build a swimming pool, and even transform the ground floor bedroom into a resort-style cabana/retreat/guest accommodation (or home office/business studio with its own entry).

Either way, this tranquil exclusive address is simply irreplaceable. It is located just a short walk to bus or train transport, beautiful Beirne Park, and local cafes, restaurants, and shops including Woolworths. Within catchment and walking distance of the coveted Hendra State School and Aviation High, as well as the popular Our Lady Help of Christians Primary, it offers swift access to elite private schools including St Margaret's and Clayfield College. Minutes from the Racecourse Road lifestyle precinct, Eagle Farm Racecourse, Portside Hamilton, the picturesque River walk, and Royal Queensland Golf Club, the nearby arterial roads offer swift connectivity with Brisbane Airport, the CBD and Coast. Perfect as is, but packed with possibilities, this solid home's versatile design will immediately delight families, while serving them well into the future. Inspection is a-must.