

# 13 Brydon Street, Highgate Hill, Qld 4101

SPACEPROPERTY

## House For Sale

Friday, 5 April 2024

13 Brydon Street, Highgate Hill, Qld 4101

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Danielle Hughes Brown  
0413665920



Liam Brown  
0448100743

## For Sale By Negotiation

Ideally located in an elevated position next to lovely green parkland in a cul-de-sac on Highgate Hill, this multi-level modern residence is the perfect place to enjoy contemporary living at its finest. Feel like you are on holiday at home as you immerse yourself in the relaxing oasis of this fabulous family sanctuary built around an enticing central pool as its star feature. You, as well as your friends and family, will be truly impressed by this house's architectural appeal. Enter on the living level and be greeted by the sparkling vista of the blue tiled pool through full length glass windows ahead of you. As you are welcomed into the formal lounge area to the left, you are drawn to continue through the glass walled walkway across to the stepped kitchen, dining and living areas. Showcasing alfresco living at its best, the kitchen seamlessly integrates with the outside entertaining area and pool deck via concertina timber doors. The kitchen features an extra long stone benchtop servery as its centrepiece, plus European appliances including a Miele built-in Nespresso coffee machine, Gaggenau gas stove and grill, plus a second sink with water purifier tap. Floor-to-ceiling storage keeps a myriad of cooking accessories and ingredients hidden away with its minimalist form. Take another few steps beyond the kitchen down to the spacious main living and lounge area with its inviting stone fireplace dividing the room from the kitchen. There are full-width picture windows looking out to the lush greenery of the nature reserve to the rear of the property. This generously sized living room also features a wall mounted 85 inch television at one end and plenty of room for two large lounges plus occasional chairs. Adjoining the lounge and kitchen is a dedicated dining room furnished with a large square wooden table and eight chairs. Descend the stairs between the dining and lounge areas to the adjoining lower level bedrooms, main bathroom and laundry below. The two bedrooms on this lower ground level open up to the enclosed back garden featuring mature plantings plus a grassed area to play and a relaxing seat space to spend a leisurely afternoon enjoying the garden ambience. A large walk-in robe is attached to the larger of the two bedrooms on this level, whilst the other has built-in wardrobes and abundant storage. The laundry has access via a path at the side of the house to the back garden. Water tanks and the pool filtration system are located here too, below the pool deck above. Back at the entry foyer, a third bedroom or home office is located to the side of the impressive full-wall timber front door, with sliding glass door access off the front balcony as well. Just past this bedroom are steps up to the master suite, located on the home's top level. The main bedroom has an adjoining ensuite with oversized shower, dual basins and separate toilet, plus large walk-in wardrobes. The airconditioned bedroom sanctuary has a recessed bulkhead for the bed, and also another recess for a television on the facing wall - extra details added by the original owner who has incorporated extensive cabinetry throughout the home when he built it. Down a set of stairs from the formal lounge area is the two-car garage with abundant additional space for storage. The stone driveway is a beautiful feature at the front of the home, as is timber panelling on the house's facade. The home has fed electricity back into the power grid since the current owners installed a solar battery system two years ago. The house has been refreshed recently with internal and external painting and new carpets, and presents as new. 13 Brydon Street, Highgate Hill is very centrally located just off Dornoch Terrace. It is close to South Bank's arts precinct, parklands, tertiary education institutions, restaurants and retail, as well as West End's high street shopping and business centre, and Brisbane's CBD. Excellent local schools include Brisbane State High School, Somerville House, St Laurence's College and West End State School. In the other direction, the home is also close to Brisbane River and the University of Queensland via the Green Bridge at Dutton Park. The owners of this wonderful home are only the house's second since it was built in 2007. They have purchased elsewhere in Highgate Hill and now this much loved residence is ready for its new owners to create their own memories. We do not expect a modern home of this calibre within the Brisbane State High School catchment to last in market long. We look forward to seeing you at our next inspection, and please feel free to contact Danielle or Liam by phone or email if you have any questions in the meantime.