

# 130 Hargreaves Avenue, Chelmer, Qld 4068



## House For Sale

Sunday, 23 June 2024

130 Hargreaves Avenue, Chelmer, Qld 4068

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 507 m2

**Type:** House



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## Auction

Positioned on a spacious 507sqm North-East facing allotment, this flood-free, architecturally designed home offers breathtaking river views in one of Chelmer's most sought-after streets. The home is set over two levels, featuring 4 bedrooms, 2 bathrooms, secure 2 car accommodation and spacious under-house workshop. The thoughtful layout provides a unique 'penthouse' alternative, offering the convenience of single-level living, combined with a spacious upper-level for guests or family. Soaring ceilings combined with a rare North-East aspect ensure the home receives cool river breezes and ample natural light. Whether you are entertaining guests on the expansive terrace, enjoying a peaceful moment by the river, or appreciating the seamless indoor-outdoor flow with idyllic aspect, this property has it all. Features include:

- Prime absolute riverfront location, offering exceptional views across to Bougainvillea Gardens
- Thoughtful architectural design featuring a combination of brick and timber with suspended concrete slab
- Exceptional use of space and clever storage throughout the house, including an expansive under the house lock-up workshop space and storage, ideal for the home 'hobbyist'
- 4 bedrooms, 2 bathrooms and additional powder room
- Master suite featuring soaring ceiling, framed river views, walk-in robe and ensuite
- 3 upstairs bedrooms, all including built-in wardrobes
- Air conditioning in lounge, master suite and two of the upstairs bedrooms
- Single level living made possible with the master suite, lounge, kitchen, laundry, and spacious balcony located on the ground level
- Low maintenance garden, featuring a private walkway leading down to the river
- 2 separate lock-up garage spaces
- Just a two-minute drive to Chelmer Station, walking distance from Graceville Riverside Village and Graceville State School
- Easy access to popular sporting grounds and green spaces, only a short drive to Indooroopilly Shopping Centre.

Why we loved living here: "Our family of five has enjoyed 12 wonderful years of calling this exceptional house our home. Our three teenage children attended fantastic local high schools and greatly enjoyed all the amenities available in this riverfront community especially boating, fishing and sailing." This property is going to Auction, Friday 12 July at 5.00pm. Don't miss this rare opportunity to secure a stunning riverfront home with all the benefits of single-level living and low-maintenance lifestyle. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.