

178 Hargreaves Avenue, Chelmer, Qld 4068

House For Sale

Wednesday, 19 June 2024



178 Hargreaves Avenue, Chelmer, Qld 4068

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 902 m2

Type: House



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Auction

Available to the market for the first time ever, on an elevated 902sqm exceptional parcel of riverfront land, is a Chelmer residence with all the classic hallmarks of a post-war home. There's a rare charm to this blue-chip abode, an inviting warmth and luxurious feel courtesy of intelligent design elements including pitched exposed timber ceilings, skylights and floor-to-ceiling glass framing tranquil perfect northeast-facing water views. Private and peaceful, with 20m of pristine river frontage from atop the highest point on prestigious Hargreaves Avenue. It's a privileged position, capturing an expansive outlook across the Brisbane River towards Indooroopilly Golf Club and Indooroopilly Island Conservation Park. Every room across a double-storey layout shares this spectacular vista, as well as a light breeze filtering off the water. A paved drive leads to a double-door entrance and straight to that view at the end of a grand hall. High angled ceilings and natural light reflecting off the original parquet floor decorate an immense pavilion-like lounge, there's also an adjacent enclosed outdoor dining room and a slightly more private living area, all flowing off a central family-style kitchen with stone benchtops and stainless steel appliances. Nearby yet secluded is the main bedroom with an ensuite and dressing room, which shares an enclosed terrace with a large study/fourth bedroom. The upper level consists of two further large bedrooms, mirror-image in design and linked by an enclosed terrace running the width of the home, as well as a quality family bathroom. There's also a convenient laundry chute and ready access to an enormous roof cavity storage area. An outdoor paradise of established plants envelopes a timber boardwalk leading to the most gorgeous of entertaining pavilions, from where local birdlife and the daily commute of passing river vessels can be enjoyed. A second path leads down to a pontoon where there's the option to fish, park a ski or simply soak up the rather astounding scenery. Perfect in its original charm but with a magnitude of options, this property offers but is not limited to:

- Available to the market for the first time
- Post-war 350sqm home on an elevated 902sqm block
- Highest point on prestigious Hargreaves Avenue
- Live in, renovate or knockdown and build (STCA)
- 20 metre river frontage with subdivision potential (STCA)
- North-east rear aspect with river views and breezes
- Beautiful riverfront entertaining pavilion and deck
- Many indoor / outdoor entertaining areas
- Graceville State School catchment, close to Christ the King primary
- Surrounded by cafes, walking paths and a well-known cycling route
- Less than 3km to Indooroopilly Shopping Centre, 20 mins to CBD

To obtain further information, please contact Matt Lancashire on 0416 476 480 or John Flahey on 0418 423 634. 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. We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.