

**18 Gartford Street, Robertson, Qld 4109**



**House For Sale**

Thursday, 11 July 2024

18 Gartford Street, Robertson, Qld 4109

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 665 m2**

**Type: House**



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## Auction

18 GARTFORD STREET, ROBERTSON Superbly redesigned and immaculately presented to the market, 18 Gartford Street rests in a coveted estate and will capture your heart upon first inspection. Leaving no stone unturned, this home has been fully renovated and has proportions rarely seen in new builds and allows you to avoid protracted wait times and budget blow outs associated with home builders. With a timeless, neutral colour palette that evokes a sense of calm and tranquillity, this home is flooded with natural light and has clean lines and signature accents reflecting a warmth in the home. Boasting an impressive 211m<sup>2</sup> internal footprint, there is room for all and the minimal upkeep required will enable you to invest in valuable family time. The conscious floorplan embraces connectedness with the multiple living spaces co-existing without being on top of each other. The sunken living room is a highlight and the custom cabinetry presents a regal addition not often seen but creating an elegant, timelessness to this space. From the living room you have direct access to the alfresco area, gifting you additional living space whilst overseeing the summer-ready in-ground pool leading on to an impressively sized backyard that is awaiting the children and pets. Centred on family, the artisan kitchen is aptly appointed for creating culinary masterpieces with ease. Finished to the highest of standards, you have quality appliances, a sizeable kitchen island with breakfast bar, stone counters, copious cabinetry, electric cooking, and an adjoining walk-in-storage room! The adults are taken care of with the primary master suite at the rear of the residence and has a generously sized ensuite with a freestanding soaking tub and an open walk-in-robe with custom joinery. Hosting a second master, the second bedroom at the rear of the home is also appointed with a boutique styled ensuite and BIR, whilst the third and fourth bedrooms are equally as comfortable and complete with BIR and share the stylish family bathroom. Giving you something to think about, key features include:

- Immaculately presented, fully renovated lowset family home in a privileged location
- 665m<sup>2</sup> level allotment with a gentle elevation
- 4 large bedrooms - 2 with ensuite | exceptional master with ensuite featuring freestanding soaking tub and a walk-in-robe with custom joinery | all other bedrooms with BIR
- 3 bathrooms - all complete with the same high-end finishes creating symmetry and cohesion

Multiple split-system air-conditioning units | easy-care hybrid timber flooring | updated lighting throughout

Multiple living areas making space for all Double lockup garage with internal access to home Inviting alfresco area overlooking the summer-ready in-ground pool & expansive backyard

Surrounded by some of Brisbane finest residences and prestigious schooling options, the calibre of this location is unquestionable. Exceptionally convenient for families, you are a mere 17-minutes to Brisbane's CBD and you have easy access to schools, childcare centres, shops, parks, and public transport. A quick car ride will take you to Westfield Mount Gravatt, offering delectable dining, world-class brands, and various entertainment options, and not forgetting Sunnybank's iconic business, shopping and gastronomic precinct is nearby. The property also falls within the esteemed Robertson State School catchment zone, providing quality public school education. Moreover, the home proximity to motorways allows for swift travel to the city, north and south coasts and regional hotspots. A true lifestyle home with an indisputable pedigree, this captivating residence will inspire you to live the life you have always dreamed of. Contact Jonathan Law today.