

**25 Blakeney St, Highgate Hill, QLD, 4101**

SPACEPROPERTY

**House For Sale**

Monday, 19 August 2024

25 Blakeney St, Highgate Hill, QLD, 4101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Classic Queenslander Elevated Position

Perfectly positioned on an elevated crest in Blakeney Street at Highgate Hill, this classic Queenslander on a large lot is a dream come true. The home ticks all the boxes for those seeking a well maintained traditional house close to Brisbane State High School and within catchment.

25 Blakeney Street has tremendous street appeal. Landscaped curbside gardens frame the front of the home with its traditional heritage colour scheme of maroon, blue/green and regency white. A mature jacaranda tree to one side has irises, bromeliads and other low plantings beneath it creating a peaceful arrival point to the residence. Greeted from the street by a manicured hedge behind a high picket fence, stepping stones lead you through the gate onto the bullnosed private front balcony with its lattice screens at either end.

Walk through the striking front entrance into the wide central hallway of the home with three spacious bedrooms and a welcoming lounge area located to either side of the hallway. The sweeping views over leafy Highgate Hill will draw you through the home towards the rear, where you step out onto a balcony high above the enormous back yard. The 600sqm block has enormous potential for further development of both the garden and house, amidst the mature trees established around the boundaries.

A modern kitchen, dining and bathroom are located at the back of the home, which has a desirable north-south aspect. All of the living is on one level, with the underside of the home at legal height and solidly reinforced ready to build in. The laundry and a secure storage area are located beneath the home, as well as a large open plan concreted space for leisure use currently and with scope for further development as extra rooms if required.

Beautiful classic Queenslander finishes are showcased throughout the residence, including freshly polished wide hardwood timber floors, veejay timber walls, high ceilings, detailed fretwork, original casement windows with stained glass insets, traditional light switches, picture rails and ornate breezeways above the hallway and bedroom doors. Gracious timber fans feature in the living and bedrooms, evoking another time and place.

The two front bedrooms have French doors opening out onto the front verandah as well as security doors for extra peace of mind. All three bedrooms have built-in cupboards and Venetian blinds at the windows. The lounge features double casement windows. The front door has a security mesh second door so the main door can be left open to allow for cooling cross breezes in summer.

A modern kitchen at the rear of the home has large windows to look out to the garden and beyond, with vistas over the surrounding suburban ridgetops. The open plan kitchen, with a breakfast bench separating it from the dining area, has abundant built-in storage over and under bench plus a large corner pantry. A Bosch stainless dishwasher completes the picture.

The front facade of the home is at street level and there is a space the width of a driveway down the right side of the house to access the back garden. The left side of the house has steps to access the rear and also underneath.

Located on a peaceful, wide street, traffic calming in Blakeney Street makes it more like a boulevard with its streetscaped gardens. Located at the high point in Blakeney Street between Hampstead and Gladstone Roads, this home is conveniently located within close walking distance of Somerville House, St Laurence's College, Brisbane State High School and West End State School. Arts, cultural and educational institutions at South Bank are easily accessible in one direction and the dining and retail precincts of West End in the other.

We do not expect a home of this calibre to stay in market for long. We look forward to seeing you at our next open for inspection and to answering any questions you may have in the meantime, either by telephone or email.