

**26 Norman Parade, Clayfield, QLD, 4011**



**House For Sale**

Wednesday, 14 August 2024

26 Norman Parade, Clayfield, QLD, 4011

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Nicholas Given

## Heritage Meets Modern - Palatial Family Abode in Coveted Clayfield

Welcome to Lycullin - a beautifully maintained heritage home in the heart of prestigious Clayfield.

Constructed in 1906 and retaining many of its original features, this residence remains as desirable as ever, its generous proportions and versatile floorplan accommodating modern families with ease. Sitting atop an 803sqm block and boasting dual street access, this property offers an abundance of space throughout, its charming details complemented by its contemporary upgrades.

This residence is very private and begins with wrap-around verandahs and a stained-glass front door, opening to reveal formal lounge and dining rooms and an original wood burning fireplace. Casual family and meals spaces adjoin the farmhouse kitchen and sunny balcony, perfect for outdoor entertaining. The upper level is complete with four light-filled bedrooms, a family bathroom with the primary suite offering a bespoke walk-in-robe, versatile study and private ensuite.

The lower level offers the potential to house older children or parents, and features a kitchenette, fifth bedroom, media room and stylish new bathroom. Outdoors, the landscaped gardens include established fruit trees and a wonderful lawn area for children while the inground swimming pool, outdoor spa and covered alfresco await the heat of summer.

Positioned just 7kms from Brisbane CBD and within walking distance of Eagle Junction Station, this property offers a lifestyle of absolute convenience. Local cafés and restaurants are within minutes, with Nundah Village, Racecourse Road and the Portside Wharf precinct also nearby. For families, this property offers easy access to public (only a short walk to Eagle Junction School) and private schools, with leafy parklands including Melrose Park and Kedron Brook Bikeway are also within proximity.

### Inclusions:

- White picket fence and gated wrap-around verandahs
- Formal lounge and dining rooms with original marble fireplace
- Open plan family and meals spaces, leading to entertainers deck
- New media room (complete with sound insulation)
- Farmhouse kitchen with stone countertops and 1200mm appliances
- Primary suite with fully fitted walk-in-robe, study and ensuite
- Four additional bedrooms
- Traditionally appointed family bathroom with clawfoot tub
- Lower level with kitchenette, guest bedroom, bathroom and laundry
- High ceilings, wifi ducted air conditioning, ceiling fans and antique lighting
- VJ wall paneling and timber floorboards throughout
- Landscaped 803sqm block with dual street access
- Electric gates on both entrances for privacy and security
- Heated swimming pool, outdoor spa and covered alfresco area
- Within walking distance of Eagle Junction Station
- Moments from Nundah Village, Racecourse Road and Portside Wharf
- Within the highly sought after catchments for Eagle Junction State School and Kedron State High School
- Just 7kms from both Brisbane CBD and Brisbane Airport

For more information or to arrange an inspection please contact Nicholas Given on 0439 193 920 or James Jansen on 0457 600 230.