

**27 Glenore Street, Mitchelton, Qld 4053**

**House For Sale**

Sunday, 30 June 2024

HUGO ALEXANDER  
PROPERTY GROUP

27 Glenore Street, Mitchelton, Qld 4053

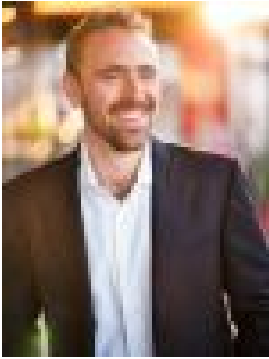
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



Adam Nobel  
0733585888



Trent McDermott  
0733585888

## Auction

Positioned in a peaceful street just a short walk from local parks and schools, this 581sqm address offers beautiful family spaces for today with excellent future growth and value-adding potential. Undergoing a series of smart renovations in 2021, the home's elevated main living level features a fresh modern colour scheme and rich polished timber floors. High ceilings, large windows, and dual balconies also create a superb sense of space, natural light, and breeziness. Warm and welcoming, the family room opens onto the front covered entertaining terrace with a private treetop aspect. Meanwhile, the kitchen and dining areas adjoin a rear deck with staircase leading to the sprawling, fully fenced garden below. All three excellent-sized bedrooms are thoughtfully positioned away from the communal living zones, with the level serviced by a spotless central bathroom featuring separate walk-in shower, bathtub, and toilet. The home's ground floor offers a vast versatile multipurpose space, perfect for use as a second living/rumpus/games room or teenagers retreat. Boasting direct entry through the front door and double garage, it would also function as a great private home office or business premises (think a gym or art studio; hair salon; physiotherapy or accounting practice!) But, it is the enormous backyard that is likely to present the greatest appeal, with both its immediate and future lifestyle options! The secure level lawns already offer endless room for kid's play equipment, sports-mad teens, family barbeques, and beloved pets to run free. Alternatively, buyers can take advantage of the expansive grounds' sunny north-east orientation and excellent side access to include a swimming pool, huge all-weather alfresco entertaining deck, or even consider a home extension to increase the internal living space\*. Additional property highlights include an immaculate kitchen with modern appliances, good upstairs storage (2 built-in robes and a separate linen press), ceiling fans, and security/insect screens throughout for year-round cross ventilation. The double garage and adjoining multipurpose room also provide ample space for a full trade workshop or storage of bikes, camping gear, and other recreational items.. Location: This solid, beautifully presented home is situated in a family-friendly, well-connected suburb less than 9km from the CBD. Walk to bus transport on Samford Road and Oxford Park or Keperra train stations for an easy 25-minute commute to the city. Within catchment and walking distance of Mitchelton State School and Mitchelton State High, this address is also moments from other esteemed schools including St William's Primary and Mt Maria College, as well as quality local childcare centres. The scenic Lockrose St Park and playground sits right at the end of the street, while residents are also just a few minutes from cafes, restaurants, bars, shops, and medical facilities at the vibrant Blackwood or Dawson Street lifestyle precincts. Brookside Shopping Centre's Coles, Woolworths and extensive retail, the popular recently renovated Brook Hotel; Great Western Super Centre with Bunnings; Kedron Brook bikeway, and the Keppera Golf Course are all accessible in moments. This property is not to be missed by families looking to lay down roots in a tranquil, high-capital-growth postcode. \*Subject to Brisbane City Council Approval