

# 33 Birdwood Terrace, Auchenflower, QLD, 4066



## House For Sale

Tuesday, 1 October 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Views Forever from Inner-City Rosalie Village Location

Occupying an elevated 430m<sup>2</sup> block in one of Auchenflower's most desirable locations, this spacious post-war home enjoys sweeping views across the suburb to the north and east to the CBD.

The home is privately positioned behind a secure entry and has a very functional floor plan, with multiple living areas looking across the perfect north-eastern aspect adding to the unique appeal.

Behind the secure entry, the formal garden provides a glimpse of the low maintenance living contained within. You will immediately be struck by the contemporary style with a soaring void, polished floorboards and extensive glazing capturing the light, cooling breezes, and making the most of the extensive outlook.

The stylish kitchen is a joy to cook in, with European appliances, quality cabinetry and stone benchtops. The lounge has a cosy fireplace and is adjacent to the dining and another sitting area. Multiple sets of French doors connect to the large wrap around deck which provides more sitting and dining opportunities, where you will never tire of the panoramic views.

The home has three bedrooms and two bathrooms. The master suite occupies the top level of the home, providing not just a secluded space to retreat but another covered deck to enjoy the even more impressive city and suburban views. A large ensuite with a double vanity, large shower and spa bath also catch the views and a well-appointed walk-in robe and study nook complete this level.

The other two bedrooms are on the entry level and have built in robes, fans, and air conditioning. A main bathroom with a walk-in shower and family-sized laundry are conveniently positioned on this level. You also have internal connection to the oversized double garage and the gardens are fully fenced and low maintenance with room and access for a pool. A large, paved driveway provides extra off-street parking or a convenient turning circle for vehicles.

The solid construction and timeless design of this home creates a fantastic base to further enhance and add your own touch.

The location is highly prized. It's conveniently close to the cafes, shops and lifestyle of the Rosalie Village and Paddington, it is an easy walk to Milton State School and Frew Park as well as an easy commute to excellent secondary schools and universities, major hospitals, and the CBD.

Don't miss this opportunity to secure a very comfortable home with endless potential in an enviable location, with views that are simply irreplaceable.