

37 Arnold St, Holland Park, QLD, 4121



House For Sale

Monday, 28 October 2024

37 Arnold St, Holland Park, QLD, 4121

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Will Low



Fiona Berkman
0402347009

Architecturally designed, entertainer's delight!

Immersed in a beautiful village-like atmosphere, directly across from parkland, is this transformed Queenslander perfectly crafted for Brisbane's outdoor lifestyle.

Original character features blend wonderfully with contemporary architect design to form a double-storey residence which embraces the surrounding environment via seamless indoor/outdoor open-plan entertaining.

Northeast light streams through a soaring double-height void to bathe the lower level in filtered sunshine, making for the most tranquil of living and entertaining areas overlooking a heated saltwater plunge pool and professionally landscaped gardens.

Retreat upstairs to a more casual lounge, where a glass of wine with good company is the perfect balm to a busy day. All four bedrooms are also on the upper level, including a generous master with a balcony capturing a peaceful park vista.

Welcoming but private, there is an oasis which lies beyond the established fencing and gardens framing this elevated corner block property.

An idyllic Brisbane home, less than 15 minutes to the CBD, James St and Howard Smith Wharves, 37 Arnold Street offers but is not limited to;

- + Expansive open-plan indoor/outdoor living for ease of entertaining
- + Lovely leafy suburb and park views from the upper level
- + Recycled timber beams, architectural void framing outdoor kitchen with built-in BBQ
- + Gardens by Hortum Landscaping, heated saltwater plunge pool, outdoor seating
- + Floating timber staircase with double-height void, polished timber floors, tinted glass
- + Smeg appliances, Zip HydroTap, ducted air, louvres, ceiling fans, plantation shutters
- + Crimsafe, security system with cameras, garden lighting, electric windows
- + Secure double garage with integrated laundry and additional storage
- + Surrounded by parks and recreational facilities
- + Walk to popular cafes including Deedot, Swich and Wilburs
- + Minutes from Camp Hill Marketplace, Westfield Carindale, Greenslopes hospital
- + Holland Park SS catchment, close to excellent private schools
- + Easy access to the CBD and major links to coastal destinations.

AUCTION:

Monday 18th November at Howard Smith Wharves, if not SOLD prior.

Auction Under the Stars in-room event.

Lot 1 at 6pm, order of sale to be announced the week prior.

Wilson Parking underneath, 5 Boundary Street entrance.

HOW TO OFFER PRIOR TO AUCTION:

All offers are to be written on an REIQ contract, start by completing the Offer to Purchase Form and we will draft a contract for you to sign on DocuSign. Should you have any further questions, feel free to contact Fiona on 0402 347 009.

To obtain a copy of the Information Memorandum or to arrange an inspection, please contact William Low on 0419 010 508 or Fiona Berkman on 0402 347 009

*Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered

the property into a price bracket for website functionality purposes.*