

38A Grays Rd, Hamilton, QLD, 4007

House For Sale

Thursday, 1 August 2024



38A Grays Rd, Hamilton, QLD, 4007

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Rachael Spinks

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Spectacular River & City Views

Auction Location: ON SITE

Welcome to an exceptional residence in Hamilton, Brisbane's most exclusive suburb. Enjoying incredible elevation high on Hamilton hill, this stylish three level contemporary home showcases spectacular river and city views. Suspended high above the beautiful Brisbane River, you will be mesmerised by sailboats and river life against a stunning backdrop of city lights and sweeping vistas over treetops, capturing the classic architecture of some of Brisbane's grandest homes.

Entry to this luxury home is via a secure gated courtyard featuring travertine tiles bordered by lush garden beds. The oversized front door swings open to reveal the main living level and jaw-dropping views. This vibrant social and entertaining hub of the home seamlessly blends inviting spaces perfect for gatherings of all sizes and occasions.

Once inside, guests will be immediately captivated by the stunning river and city views from the perfect ridge-top position. This spacious, light-filled main living area opens via banks of bifold doors to a generous wrap-around entertaining terrace, creating a seamless flow from inside to out and effectively doubling the space for entertaining. From here, you can host all kinds of gatherings, from long lunches with a stunning river view by day, to elegant cocktail parties illuminated by the city lights at night. Motorised exterior blinds allow perfect management of weather and sunlight, ensuring just the right amount of light and breeze with the touch of a button.

All gatherings are supported by the contemporary and luxurious entertainer's kitchen. It features a large island bench with rich Calacatta Oro marble counter and splashback. The island is ideal for use as a servery when entertaining, or of course for everyday breakfast, coffee breaks and casual meals. There is a generous walk-in pantry and a full complement of European appliances including integrated dual Liebherr fridge and freezer, Miele gas cooktop, oven, steam oven and dishwasher. For the convenience of your guests, there is a luxurious powder room discreetly tucked away on this main living level.

The downstairs level offers a very generous second living and entertaining area. A versatile retreat, this level can function as a guest suite, teenager's retreat, or accommodation for carer or au pair. This level includes a kitchenette/wet bar, a lounge area, and a recreational space large enough for a billiard table. These areas open via bifold doors to the fully tiled and heated swimming pool and adjoining outdoor entertaining terrace with a built-in gas BBQ. Additionally, there is a separate bedroom with a walk-in robe and a luxurious two-way bathroom with floor-to-ceiling travertine tiles. A contained yard space is also accessed from this level. It is fitted with low maintenance astro turf, ideal for pets and young children. With its own separate entry/exit to the upstairs, this flexible space is ideal for multi-generational families and those with adult children still living at home.

The top level is reserved for the bedroom accommodation. There are a further three bedrooms located on this level, with the master bedroom enjoying separation and privacy. This spacious master retreat offers breathtaking views of the Brisbane river and city. Here you will wake to the sun glistening on the water in the morning and fall asleep to the twinkling city lights at night. The master wing includes a large L-shaped walk-in robe with beautifully appointed cabinetry, a spa-like ensuite with a freestanding soaking tub, dual vanity, oversized shower, and marble accents. The two additional bedrooms are comfortably sized with built-in robes; one offers river and city views, while the other overlooks the gardens.

There is ample storage throughout the property, with potential to create an additional office and a wine cellar. The property includes ducted air conditioning throughout, Vacu-Maid system, CCTV security system and water tank. There are approved plans in place for further development opportunities including the installation of a lift.

Situated just 7km from Brisbane CBD, this property is a mere 5-minute drive to the cafes and restaurants of Racecourse Road and the cinemas and parklands of Portside. Enjoy the nearby Kingsford Smith Drive walking and cycling paths and reach the elite shopping/dining/entertaining district of James Street in just 10 minutes. Located in the highly sought-after

Ascot State School district, the property also offers easy access to St Margaret's, St. Rita's, Brisbane Boys' Grammar, Brisbane Girls' Grammar, and ferry access to Churchie. With a quick drive to Brisbane Domestic and International Airports and easy access to The Gateway for connections to the Gold and Sunshine Coasts, this home offers outstanding lifestyle and convenience.

Offering the elevation and views normally reserved for penthouses, with a spacious and functional floorplan suitable for all kinds of family configurations and dynamics, this luxury home is desirable for both multi-generational families and downsizers seeking an alternative to a luxury apartment. Enjoy the sophistication and style of high-end finishes along with low-maintenance, lock-up-and-leave convenience, all without body corporate fees and regulations, or without sacrificing space, independence, and privacy.

Don't miss this rare opportunity to own a piece of Hamilton's finest real estate.

Features

Elevated River and City Views

Sophisticated Three Level Home

Luxuriously Designed Kitchen, Bathrooms & Powder Room

Limestone, Travertine and Marble Throughout

European Appliances & Walk-in-Pantry

Self-Contained Ground Level with Kitchenette/Wet Bar/Separate Entry & Exit

Multiple Indoor & Outdoor Living & Entertaining Areas

Fully Tiled Heated Swimming Pool & Built-in Gas BBQ Facilities

Low Maintenance Gardens

Contained Yard for Pets/Kids

Water Tank & Irrigation System

Ducted Air, Vacu-Maid, Intercom, Security System & CCTV

7 KM to Brisbane CBD & 14 Minutes to Brisbane Airport & Gateway

Ascot SS Catchment, Easy Access to St Margarets, St Rita's, Churchie, BBG & BGGs

5 Minutes to Racecourse Road, Portside & 10 Mins to James Street

Easy Access to Riverside Walking & Cycling Paths & City Cat Terminal & Bus

Disclaimer: This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.