

**47 Leura Avenue, Hawthorne, Qld 4171**



**House For Sale**

Sunday, 23 June 2024

47 Leura Avenue, Hawthorne, Qld 4171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 407 m2**

**Type: House**



Alex Donnan  
0466435433

## Auction

Nestled in the heart of Hawthorne's sought-after River Avenue's, this charming residence offers the epitome of convenient living, just moments away from the bustling Oxford Street precinct and a mere 200 meters from the river. Boasting a delightful blend of timeless character and contemporary elegance, this home caters effortlessly to a relaxed yet practical family lifestyle. Thoughtfully renovated and meticulously maintained, this stylish two-level home is designed to accommodate both everyday living and seamless entertaining. The upper level welcomes you with a spacious open-plan layout encompassing the kitchen, living, and dining areas, seamlessly extending to a generous sun-soaked balcony. Three bedrooms, including a luxurious master suite with a walk-in wardrobe and ensuite, complemented by a modern main bathroom. Downstairs the lower level includes a vast open rumpus room with built in office and 2.7m ceiling heights, flowing out to the patio and lush backyard, a perfect setting for outdoor gatherings. Completing this level is a contemporary laundry and an expansive double car garage with ample additional storage space. Key features: • Open plan lounge / dining upstairs • Spacious rumpus room downstairs (4th bedroom option) • Modern kitchen with Smeg appliances & stone benchtops • Three spacious bedrooms with built-in robes • Master bedroom with luxurious ensuite & walk-in robe • Ducted air-conditioning throughout • Entertaining deck overlooking north facing back yard • Fully fenced landscape gardens • Double car lock up garage plus additional storage Hawthorne has long been considered one of the finest suburbs in Brisbane, offering beautiful tree-lined streets and endless lifestyle options. Here, you'll relish in a vibrant community within walking distance are an abundance of cafes, dining establishments, cinemas, parks, excellent transportation connectivity, and some of the city's finest educational institutions, including Bulimba State School, Churchie, Lourdes Hill, and CHAC. Serious sellers have committed to an auction date of Saturday 13th July 2024 with the auction taking place at The Calile Hotel, New Farm from 9:00am. All pre-auction offers are to be submitted on a contract for consideration. Contact marketing agent Alex Donnan on 0466 435 433 for further information.