

**52 Barter Avenue, Holland Park, QLD, 4121**



**House For Sale**

Sunday, 18 August 2024

52 Barter Avenue, Holland Park, QLD, 4121

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ben Carroll

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## Beautifully Maintained Home in Unrivalled Location!

In Room Auction Saturday 7th September at 10am - 15 Harries Road, Coorparoo

Boasting a 607sqm allotment and an abundance of indoor and outdoor living, 52 Barter Avenue presents an exceptional home and entertainer's delight. High ceilings and expansive windows enhance the sense of space, whilst polished timber floors and LED light fixtures contribute to the tranquil ambience of the home.

The home whilst dedicated to entertaining in pure style also provides the fundamental living spaces to be able to come together. Inside, the home features an open planned design with vast lounge, dining, and kitchen spaces. The gourmet kitchen is perfect for any home chef, complete with high quality appliances, a large central breakfast bar, a gas cooktop, double oven, pendant lighting, and ample integrated storage space.

The oversized glass bifold doors create a seamless flow between indoor and outdoor living and connect the two spaces impeccably. The outdoor entertaining space has been designed to absolute perfection with a private timber deck ideal for entertaining guests and capturing the breezes on offer. The 607sqm allotment ensures there is no shortage of grass space with plenty of room for the kids. Both front and back yards are fully fenced making it perfect for pets.

All bedrooms found throughout the home are great in size with ceiling fans and an abundance of natural light. The master bedroom has built in wardrobe space. Servicing the three bedrooms and living spaces is the family bathroom with vanity storage space and bathtub. Additionally, a renovated laundry and a separate toilet are accessible via the deck.

Additional Property Features Include:

- Three bedrooms
- Renovated bathroom and laundry
- 13.3KW solar system
- Secure car parking space for one vehicle
- Additional space for entertaining in the back garden
- Ample storage space under the home
- Split system air-conditioner in the main living space
- Built in bench seating in the living area with storage
- Polished timber floors
- Holland Park State School Catchment
- Cavendish Road State High School Catchment

The home is positioned in a highly convenient location walking distance to local parks, cafes, restaurants and schools, as well as easy access to Westfield Carindale and Camp Hill Marketplace shopping precinct. A selection of top-rated schools are nearby including Loreto and Villanova colleges, plus major hospitals, and swift M3 and bus links to the CBD.

**\*AUCTION DISCLAIMER:\*** The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. This website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

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