

55 Hampstead Road, Highgate Hill, QLD, 4101

SPACEPROPERTY

House For Sale

Saturday, 10 August 2024

55 Hampstead Road, Highgate Hill, QLD, 4101

Bedrooms: 5

Bathrooms: 5

Parkings: 9

Type: House



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Mid Century Modern Marquee Residence

Boasting over 1000sqm under roof, this incredible Highgate Hill ridge top family compound offers a once in a lifetime opportunity to acquire an iconic Brisbane residence minutes from the city centre.

Spread over five sprawling levels, 55 Hampstead Road sits on a generous 780sqm corner block of land, high above Hove Street. Formerly a 1970s built cavity brick and concrete unit complex comprising six apartments plus a penthouse, the building was converted to a single residence by its current owners in 2007. The refurbishment was achieved with minimal alteration to the original external structure, however the internal spaces now flow seamlessly between all levels to create an integrated open plan abode, comfortably catering to large and growing families and extended families.

The original external cube form of the building has been retained. Steel portals spanning the roof have been installed, as well as other steel structural elements to support the removal of internal walls. Four levels have been renovated into one interconnected space joining at three different points via an internal lift, an open internal staircase made of kwila timber and balustrading, and an external staircase. Removal of internal walls on each level, plus the creation of additional window and door openings, provides a fluid visual connection from east to west. The central staircase - the spine of the home - opens up vistas from top to bottom in the residence.

Arrive on Level One via commanding double timber and glass front doors into the entrance vestibule. Move forward into the lift to connect between levels or turn right through a second set of doors into multiple living and entertaining spaces, a guest bedroom serviced by a separate bathroom, a master suite (comprising oversized bedroom, bathroom, dressing room, relaxation room and balcony). There is also a central library, study or second guest bedroom and laundry on this floor.

Level Two comprises two two-bedroom suites similar in all respects to the master bedroom suite on Level One, plus a kitchenette, another guest bedroom and a laundry. The bathrooms adjoining each bedroom suite feature a stand-alone bath and toilet with a central walk-through shower and double basin vanity on the other side.

Level Two comprises two two-bedroom suites similar in all respects to the master bedroom suite on Level One, plus a kitchenette, another guest bedroom and a laundry. The bathrooms adjoining each bedroom suite feature a stand-alone bath and toilet with a central walk-through shower and double basin vanity on the other side.

Level Three, spanning more than 150sqm, takes in the entire top level and comprises an open plan kitchen with 4 metre long island bench, dining room for as many as required and a spacious lounge area. The kitchen features plentiful storage above and below the benches, a broom cupboard, steam oven, conventional electric oven, gas stove, Vintec wine fridge and glass splash back. A north-facing wrap-around balcony at the front has uninterrupted city views, and a 70 sqm air pavilion sun deck at the rear has 180 degree views of the surrounding urban and natural landscape. Expansive elevated western views of sunsets and north east city views are magnificent.

The expansive basement level of the home offers garaging for up to nine cars (six secure undercover car bays and three car spaces) plus numerous storage, plant and laundry areas and lift access to the upper levels. Garaging access is via remote control internal and external electric gates off Hove Street. A sub-basement is ideal for a gym, music room, art space, activity space or similar. A rainwater tank for the garden is located here too. An external staircase and walkways interconnect the top four levels. Externally the house is rendered, and concrete block retaining walls are fully reinforced and concrete filled. A high external fence enhances security around the perimeter. Powder coated aluminium screens on the southern side of the house, offer an additional visual barrier from the street below.

Internally a palette of white, tan and black ensures an homogenous ambience for the three living levels. The flooring throughout is black porcelain tile except in the bathrooms, laundries and bedroom suites where grey tiles and dark carpet have been incorporated. Built-in cupboards maximise storage without compromising space. Natural light permeates all three living levels through north, south, east and west facing louvred windows. Sliding opaque glass sliding doors allow

filtered light to penetrate the interior. Double timber New Guinea rosewood doors separate all bedroom suites allowing for additional privacy.

Energy saving solutions include louvres for cross ventilation, a selection of energy rated insulation materials, a 5000 litre water tank, low water consumption bathroom fixtures and low energy consumption lights. The house is wheelchair friendly with all levels and spaces (except the sub basement) being accessible via the internal lift. The house is fitted with a back to base alarm and fire system, key pad controlled security gates, lightning arrestors, three-phase power and double plumbing to ensure immediate hot water at every point.

Externally a mature garden comprising poinciana, cyprus pines, mock orange, azalea and camellia hedge rows, an iris garden, quandong, frangipani, a mixture of sub-tropical plantings and ghost bamboo ensure visual privacy and ambient tranquility. Six juliette balconies feature on the northern facade of the home, overlooking the ghost bamboo garden and views beyond.

With its premium location, 55 Hampstead Road is close to Brisbane State High School and within catchment, as well as walking distance to leading girls school, Somerville House, and St Laurence's College boys school. The tertiary colleges and arts institutions of South Brisbane are nearby, as are the West End high street and South Bank precinct with their abundant shopping and dining ameniti