

**72 Wylie Avenue, Coorparoo, Qld 4151**

**House For Sale**

Wednesday, 13 March 2024

Place. 

72 Wylie Avenue, Coorparoo, Qld 4151

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Price By Negotiation

Elevate your lifestyle in this brand-new Hamptons-style residence by Hotondo Homes, showcasing spectacular panoramas across the city skyline from a premier hillside position. Configured with a north/south aspect atop a low-maintenance lot, the quality build and modern design maximise space, creating a hideaway for easy family living and enviable entertaining against an enchanting backdrop. Enveloped with a feeling of openness and connection, the light-filled and lofty upper floor moves freely through the gourmet kitchen, living space and entertainer's deck, allowing you to embrace the breath-taking vistas from every angle. Framed by 3.7m cathedral ceilings and sliding glass doors, the interiors unfold to sweeping sights across the skyscrapers, Story Bridge and hillside homes, which shine bright throughout the day and surround you with majestic lights at night. Exquisitely appointed for the resident cook, the stunning Hamptons-style kitchen centres around a 40mm stone island bench and boasts a butler's pantry, shaker-style cabinetry, pendant lights, and Haier appliances, including a 6-burner gas stove. The inviting layout continues with two studies (one on each floor), and a kid's living area downstairs that extends to the secure, private backyard. Four carpeted bedrooms are complemented by two bathrooms and a powder room with stone benchtops and beautiful Caroma basins. The opulent, oversized master suite offers private accommodation on the upper floor, revealing a sizeable walk-in robe and dual vanity ensuite. Property highlights include:- Brand-new build by Hotondo Homes with all associated warranties- Elevated hillside position on a north/south lot with full city vistas- Upstairs living and dining area extending to a city-view deck- Downstairs living space opening to the secure backyard- Kitchen with butler's pantry, plumbed fridge space, dishwasher, 900mm oven/gas stove- Four bedrooms; two bathrooms; powder room; study; office/reading nook- Laundry with built-in storage and access to the collapsible clothesline- Ample internal storage, including in all bedrooms and under the stairs- Remote-control double garage- 3.7m ceilings upstairs; 2.7m ceilings downstairs; tiled floors; carpet; timber stairs- 6-zone ducted air-conditioning; ceiling fans; downlights Offering a lifestyle perfect for families, children are in the Greenslopes State School and Cavendish Road State High School catchments, 600m from childcare, and less than 1.3km from Our Lady of Mt Carmel Primary, Loreto College and Villanova. Stroll 250m to Rabbit & Co Cafe, bus stops and parks, or enjoy shopping and dining nearby at Cavendish Road, Coorparoo Square, Camp Hill Marketplace and Martha Street. Just 5 minutes from Greenslopes Private Hospital, 10 minutes to the CBD and close to the Pacific Motorway, you will love the executive convenience. Council Rates: \$480.95 (approx) per quarter excl. water/sewer. Rental Appraisal: \$1,200 to \$1,300 per week. Disclaimer: This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.