

**80 Victoria Ave, Chelmer, QLD, 4068**

Place. 

**Sold House**

Sunday, 18 August 2024

80 Victoria Ave, Chelmer, QLD, 4068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Rare Californian bungalow on exclusive 1,214sqm allotment

Offering space, charm and functionality, this three-bedroom character home with a large rear yard and exquisite interiors is available on the market for only the third time in 97 years. Built in 1927 on the 9th hole of what was Brisbane's first golf club, 'Elysium' invites you to secure a prestigious address in one of Brisbane's most sought-after and family-friendly locales.

Set within a prized street, the property has been thoughtfully updated but provides scope for buyers to make their mark. The residence makes a sensational first impression with its grand traditional facade, extended driveway and mature front gardens. A towering poinciana tree will enchant families, providing a fabulous spot for hanging a rope swing or relaxing in the shade. Details such as oak timber flooring, leadlight windows, lofty ceilings and VJ walls are showcased throughout the residence's interior and exude old-world refinement.

Continuing from the home's discreet side entrance, a spacious living and dining area links to a generous sunroom. Airy and bright, this versatile space can also double as a study or a children's playroom.

Equipped with all the essentials for preparing a delicious meal, an excellent modern kitchen displays quality appliances, a tiled splashback and ample cupboard storage. Steps away, a covered rear deck leads out to the property's expansive fully-fenced grassed rear yard and flourishing gardens. A private oasis, this brilliant outdoor area provides plentiful space for children and pets, in addition to both grand and intimate celebrations.

Finishing the residence, a sizeable master bedroom is accompanied by two additional bedrooms; all three have built-in robes and are serviced by a tidy main bathroom.

Complete with a carport and an internal laundry, the home also includes ceiling fans and air-conditioning.

Close to city-bound bus stops and the Chelmer train station, this outstanding property is only minutes from a slew of shops and dining options. Sherwood Arboretum's scenic walking tracks, Indooroopilly Shopping Centre and UQ's Saint Lucia campus are nearby. Honour Avenue's fashionable attractions and Chelmer Recreation Reserve's family-friendly sporting grounds are a stone's throw away.

Falling within the Graceville State School and Indooroopilly State High School catchment areas, this spectacular residence is also a short distance from Christ the King Primary School, Saint Aidan's Anglican Girls' School and Saint Joseph's Catholic Primary School. Do not miss this exclusive opportunity – call to arrange an inspection today.

### Disclaimer

This property is being sold by auction or 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