

**87 Rose Street, Woolloowin, Qld 4030**

**House For Sale**

Monday, 8 July 2024

**87 Rose Street, Woolloowin, Qld 4030**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## Auction

Unmatched in craftsmanship, design and detail, this beautiful 1900's traditional Queenslander has undergone a comprehensive modernisation and its pursuit of excellence is now complete. Offering the highest quality inclusions throughout its versatile composition, this spectacular home is well-suited to the growing family, with the potential for dual living or additional income generation. With spaces to gather and to retreat, this home offers two levels - the upper boasting light-filled living and meals spaces, a gourmet kitchen, three bedrooms, two bathrooms and an entertainer's deck. The lower level offers open plan living and a full kitchen, with two further bedrooms, an additional bathroom and secure car accommodation. The grounds are meticulously landscaped, with ample privacy afforded the swimming pool and poolside terrace. Positioned less than 8 kilometers from Brisbane CBD, this home offers a lifestyle of convenience, enjoying public transport, local cafés, and leafy parklands within walking distance. Nearby shopping and entertainment precincts include Lutwyche Shopping Centre, Coles Kedron and Westfield Chermside, with Kedron Park Hotel, Racecourse Road and Eagle Farm Racecourse also within proximity.

Upper: Light-filled family room and adjoining meals area, each with bespoke cabinetry and storage  
Gourmet kitchen with central island, limestone countertops, modern cabinetry, high-end and integrated appliances  
Entertainers deck with custom-built day bed and poolside views  
Spacious primary suite with generous walk-in-robe and luxurious ensuite  
Two additional bedrooms, each with built-in robes and balcony access  
Family bathroom with stone countertops, timber cabinetry and copper tapware  
High ceilings, ducted air conditioning, ceiling fans and plantation shutters  
VJ panelling, traditional fretwork and solid timber floorboards throughout

Lower: Comfortable living and meals spaces with direct garden access  
Kitchen with limestone countertops, ample cabinetry and quality appliances  
Two bedrooms, each with built-in robes  
Stylish bathroom with walk-in shower and ceiling-height tiling  
Single remote-control garage with defined laundry space  
Landscaped 405sqm block with grassy lawns and swimming pool  
Site fully fenced and is secured with auto-sliding gate

Location: Within walking distance of Eagle Junction Station, cafés and convenience stores  
Minutes from Lutwyche Shopping Centre, Coles Kedron and Woolworths Ascot  
Moments from The Prince Charles Hospital and Westfield Chermside  
Within catchment of Eagle Junction State School and Kedron State High School  
Excellent proximity to Clayfield College, St Margaret's and St Rita's College  
Less than 8kms from both Brisbane CBD and Brisbane Airport

This property will be sold at auction on Saturday 27th July at 11am, unless sold prior. For enquiries, contact Chrissy Arkinstall on 0413 802 842. We welcome your inspection!

Disclaimer: This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. In preparing this information, we have used our best endeavours to ensure that the information contained herein is true and accurate. We accept no responsibility for any errors, omissions, or inaccuracies. It is important that any prospective purchasers make their own inquiries and view the property to verify all information and details attached to the property.