

1/76 Armadale Street, St Lucia, Qld 4067



Townhouse For Sale

Sunday, 23 June 2024

1/76 Armadale Street, St Lucia, Qld 4067

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Elliott Dean
0401762655

FOR SALE NOW

One of just three homes in this boutique complex, 1/76 Armadale Street presents exceptional privacy, space and proximity to all that vibrant St Lucia has to offer. A true entertainer's dream featuring three separate patio/balcony areas, a tranquil courtyard and double lockup garage (electric) over three generous levels of luxury. The home offers a unique blend of 332sqm of space to accommodate a vast array of living arrangements. Set in a hillside position, a quiet street with plenty of peace and serenity, the proximity to local transport, schools, parks, cafés and shops is unrivalled, all just 5km from the Brisbane CBD, affording tranquil and convenient living at its' finest! The middle level of the home welcomes you via the largest of the three balconies, completely private and overlooking the surrounding bushland, perfect for afternoon drinks or dinner parties with friends and family. Once inside, you are greeted with high ceilings, timber floors and a light and airy living space. The lounge area is separated from the dining room by the functional kitchen complete with Westinghouse dishwasher, Siemens electric cooktop and oven which has microwave and steaming functions. The dining room flows out to the rear north facing patio and courtyard through stackable glass doors to another peaceful space to unwind with tall gardens that climb the rear rock wall. The level is completed by a powder room and hidden laundry, with internal stairs that lead down to the dual car 51sqm lockup garage. Accessed via the timber staircase, the upper level comprises the three bedrooms and two bathrooms, including the deluxe master suite that incorporates a walk-in robe, ensuite, air-conditioning and full-size balcony accessed through sliding glass doors with a pleasant outlook over the adjacent park and up to Mt Coot-tha. The two additional bedrooms both host built-in robes and ceiling fans. The main bathroom has a shower-over-bath combination, and linen storage is in the hallway. The residence has received updates including new fans, plantation shutters, curtains, tiles in the dining area and kitchen area, a new multi function oven with microwave and steam functions, and solar panels of 9.8kw. The home offers a secure intercom system and alarm devices. With its premiere location, this tri-level home will have you feeling as though you're a million miles away thanks to its' quiet and peaceful position. The current owners expressed that the lifestyle their home offers will be sorely missed, being within close walking distance to Guyatt City-Cat Terminal, bus stops on Sir Fred Schonell Drive, cafes, riverside bikeways and walking tracks. Local shopping centres include Taringa Coles, Toowong Village and Indooroopilly Shopping Centre. Besides being in very close proximity to The University of Qld there is a vast array of highly regarded schools nearby - Ironside State School, Indooroopilly State High School, Brisbane Boys' College and St Peter's Lutheran College. Summary Features Include:

- 1 of 3 townhouses in boutique complex offering privacy, space & proximity – 5km from CBD
- Three separate balconies, tranquil courtyard & double garage over three generous levels
- Set atop a quiet street with proximity to local transport, schools, parks, cafes & shops
- Home welcomes you via largest of the three balconies overlooking surrounding bushland
- Inside boasts high ceilings/timber floors – lounge separated from dining by functional kitchen complete with Westinghouse dishwasher, Siemens oven & cooktop
- Dining room flows out to rear patio/courtyard with tall gardens that climb rear rock wall
- Level 2 completed by powder room, hidden laundry + stairs down to dual-car garage
- Upper level comprises 3 x bedrooms + 2 x bathrooms, including the deluxe master suite that incorporates a walk-in robe, ensuite, air-con & full-size balcony overlooking park
- All bedrooms both host built-in robes/ceiling fans - main bathroom has a shower-over-bath combination & linen storage in the hallway
- The residence has received updates including new fans, plantation shutters, curtains, tiles in the dining and kitchen area, a new multi function oven with microwave and steam functions and solar panels of 9.8kw. The home offers a secure intercom system and alarm devices.
- Walking distance to Guyatt Park City-Cat Terminal, bus stops on Sir Fred Schonell Drive, cafes, riverside bikeways & walking tracks
- Local shopping - Taringa Coles, Toowong Village & Indooroopilly Shopping Centre
- Highly regarded nearby schools - Ironside State School, Indooroopilly State High School, Brisbane Boys' College & St Peter's Lutheran College. Close proximity to The University of Qld.