

10 Drummond Street, Alderley, QLD, 4051



House For Sale

Sunday, 3 November 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Rare 1,136sqm family sanctuary backing directly onto Banks Street Reserve

Tucked in an exclusive cul-de-sac and boasting private gated access to 34 hectares of tranquil bushland, this expansive property offers a family lifestyle unlike any other.

Complete with a heated resort-style swimming pool, half-sized tennis/pickle ball court, and secluded firepit area, the fully usable grounds bring unique "acreage appeal" to this prestigious inner-city locale.

Masterfully redesigned over two flowing levels, the 1950's character home combines charming original details with luxurious contemporary finishes. Rich hardwood floors, ornate ceiling cornices and classic casement windows retain timeless warmth; while a stunning stone-top kitchen with European cooking appliances, well-appointed renovated bathrooms, and ducted air-conditioning create exceptional modern liveability.

Every room in the house takes full advantage of the property's lush reserve backdrop and sub-tropically landscaped gardens bordered by established trees. Wall-to-wall glass louvered windows, bifold and French doors form a seamless connection between inside and out, with the main living and alfresco areas basking in beautiful north-east natural light and fresh cross breezes.

A versatile layout offers multiple communal areas, breakaway zones, and private retreats, perfect for a range of family dynamics and those with a passion for entertaining. The ground floor even boasts a separate entrance and is equipped with a kitchenette, bathroom, and choice of huge multi-purpose spaces.

Property highlights:

- 1,136m² grounds with an expansive 33-metre rear boundary and direct access to Banks St Reserve
- Privately landscaped frontage and gorgeous floral arched entryway; security cameras
- Immaculate fully renovated home; freshly repainted inside and out
- Architecturally designed decks and carport with Spotted Gum hardwood posts, beams and flooring
- Flexible two-level floorplan with up to 4 separate "living" zones each opening to alfresco spaces
- Open-plan kitchen, dining, and glorious sunroom on the upper-level flows onto entertaining deck
- Superb gourmet kitchen with stone benchtops, breakfast bar, and plenty of sleek soft close joinery
- New European SMEG 900mm oven and induction cooktop
- Additional separately positioned lounge/family room on this level with French doors to front yard
- Lower-level multipurpose spaces, features stone top kitchenette, bathroom, own entrance and access to the rear alfresco, pool, and gardens
- 3 upstairs built-in bedrooms; main opening onto the sunroom (and scope to create a private retreat with study, walk-in dressing room or ensuite)
- Huge lower-level 4th bed (or optional media room) with custom integrated storage and shelving, with direct access to poolside deck
- Two glamorous new bathrooms with feature tiling, frameless glass shower screens, stone-top vanities; main with separate bathtub and guest powder room
- Daikin zoned ducted air conditioning to upper level; separate reverse cycle air-con units on the ground floor
- Ceiling fans throughout; cross ventilation of louvered windows; cosy potbelly cast iron log fireplace
- Fully fenced rear gardens feature large flat lawns ideal for kids, pets, swing set or trampoline; designated firepit area with seating
- Glass framed, solar-heated saltwater swimming pool with feature lighting and cleaning system
- Paved poolside sun lounge and decked entertaining areas
- Half-size floodlit tennis court marked out for popular "pickle ball" court, ideal for an array of outdoor activities
- Exceptional storage throughout includes huge linen cupboards, powered workshop/storeroom, covered bike racks, and garden shed
- Recently retiled laundry with direct access to a breezy covered drying area
- New large-capacity heat pump hot water system

- Extra height double carport with conduits in place for an additional 3kw of solar panels and EV charging
- 12kw solar system with 15kw inverter; Tesla Powerwall 2 home battery

Location Highlights:

- Peaceful, tightly held cul-de-sac, situated off Banks Street
- Simply step outside your back gate to walk the dog or cycle along scenic pathways;
- Footsteps to bus stop; 372 route provides a short commute to the CBD
- Close proximity to Alderley or Newmarket train stations
- Stroll in minutes to popular local cafes and parks/playgrounds/off-leash dog areas
- 5 min drive to Coles supermarkets, boutique shops and lifestyle amenities at Alderley, Newmarket or Ashgrove Villages
- Moments to the popular Reading cinemas, restaurants and newly renovated Newmarket Hotel.
- Within catchment of the highly regarded Newmarket State School
- Excellent proximity to elite private schools including Brisbane Boys or Grammar, Marist College, Saint Finbarr's, Mt St Michael's College, Saint Ambrose, Hillbrook Anglican School, Mt Maria College, Gregory Terrace, All Hallows, and QUT Kelvin Grove
- Minutes from a choice of quality kindergartens and childcare centres