

**150 Hardgrave Rd, West End, QLD, 4101**



**House For Sale**

Sunday, 3 November 2024

150 Hardgrave Rd, West End, QLD, 4101

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**

## **“Brighton” A Heritage Haven of Heartfelt Luxury and Charm**

Auction Location: Onsite

They say love is in the details. And at “Brighton”, there is heartfelt affection at every turn. Fully renovated to remain true to its original Queenslander heritage, this split-level beauty shines with the romance of a bygone era. It's the genuine VJ walls, the authentically restored cast iron claw foot baths, the bold red front door that pops against the period façade – and it's even the white picket fence, constructed to be a direct copy of the original that graced this 556m<sup>2</sup> corner block in 1910.

And while the high ceilings, spotted gum floors, ornate fretwork and more also reference its traditional origins, it's very much a home that meets modern needs. The gourmet kitchen gleams with a superior range of appliances. From the integrated Liebherr fridge/freezer to the dual integrated DishDrawers, induction cooktop, gas wok burner, dual Neff Chef ovens and even the silent Schweigen rangehood, everyday cooking or catering for guests is effortless. Then take your pick whether to enjoy your feast in an elegant and open plan living and dining zone, or retreat to the vast verandah. Pocket slider doors retract to dissolve any barriers between indoors and out, making this enviable alfresco area feel like a natural extension of the gourmet kitchen and living/dining area.

The charm continues across six bedrooms and three bathrooms, each fusing classic and contemporary elements to ensure your ultimate comfort. A stunning library will also steal your heart, complemented by a media room, built-in study and yes even the laundry, with its Farmhouse sink, Brodware tapware and convenient chute. Factor in the ducted air-conditioning, C-Bus home automation, abundant storage and even a powered kids cubby house amongst landscaped gardens and you'll want for nothing else at “Brighton”.

Even the location spoils you. Positioned in the heart of the vibrant West End, fill your weekends exploring the cosmopolitan cuisine and entertainment scene on your doorstep or change pace with a riverside picnic at nearby Orleigh Park. Shopping, dining, medical and wellness options await in 600m at Montague Markets or stock up on fresh produce at Davies Park each Saturday. It's also zoned for popular West End State School and Brisbane State High, with other esteemed private education options closeby. Public transport is plentiful too, with the proximity to Southbank and the CBD further emphasising the convenience of this setting.

Embrace a lifestyle rich in character, charm and modern comfort. Arrange your inspection of beautiful “Brighton” today.

AUCTION onsite 23rd November @ 2pm if not sold prior

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