

176 Boundary Rd, Bardon, QLD, 4065

hodge.

House For Sale

Thursday, 24 October 2024

176 Boundary Rd, Bardon, QLD, 4065

Bedrooms: 2

Bathrooms: 1

Type: House



Henry Hodge

Charming Bardon cottage on 481sqm within 5km of CBD

Nestled in one of Bardon's most sought-after locations, this delightful home blends timeless character, modern convenience, and an enviable lifestyle.

Perfectly positioned in a family-friendly neighbourhood, this cozy residence is just a short stroll from Rainworth State School, local parks, and after-school care centres—making it ideal for growing families. With a bus stop right at your doorstep, direct access to Brisbane's city centre ensures an effortless commute for those working in the CBD.

Step inside to find beautifully preserved character features, including polished timber floors, charming dado panelling, classic VJ walls, and ornate plaster ceilings. The bathroom has been thoughtfully renovated to complement the home's period details while incorporating modern amenities.

The property has been restumped with concrete block foundations and steel uprights, offering exciting potential to build underneath. This provides an incredible opportunity for expansion, allowing you to customise the home to suit your needs.

A separate backyard studio provides a tranquil, functional space—perfect for a home office or creative retreat—shaded by lush greenery for year-round comfort.

The expansive backyard is a peaceful sanctuary where you can enjoy the sights and sounds of native wildlife such as kookaburras, parrots, and owls. With mature mulberry and citrus trees, it's an ideal spot for children to play and for parents to relax and unwind.

For those seeking a serene, community-focused lifestyle with room to grow, this home offers a rare blend of recent upgrades and endless potential for future expansion. It's a true hidden gem that promises both immediate comfort and limitless possibilities.

Property features:

- 481sqm block
- Two spacious bedrooms, one with a charming alcove window
- Kitchen boasts a Bosch oven and induction cooktop
- Bathroom fully renovated in 2024
- House fully re-roofed and painted in 2018
- Solar power system installed in 2021 with future expansion potential
- Split-system air conditioning installed throughout in 2020
- Ceiling fans throughout
- Thoughtfully landscaped with retaining walls installed in 2022
- New poly pipe plumbing and a water filter installed in 2024
- New Rheem heat pump water system installed in 2024 and suitable for a large family
- Separate shed/studio space out the back is air-conditioned, has noise reducing seals for privacy, and is equipped with hardware ethernet for high-speed NBN.
- Established mulberry and citrus trees
- Owners have plans and engineering for constructing a large deck at the back and a self-contained space underneath the home

Location:

- 1 min walk to Rainworth State School (Prep to Year 6)
- 1 min walk to bus stop that goes straight into the CBD
- 2 min drive to Bardon Kindy
- 2 min drive to Rosalie Village with popular restaurants, and Blue Room Cinemas

- 2 min drive to the Bardon Markets every Sunday
- 4 min drive to Auchenflower Train Station
- 5 min drive to Mount Coot-Tha Botanic Gardens
- 6 min drive to Toowong Village with a Coles, Woolworths, Kmart and various retail outlets
- 8 min drive to Indooroopilly Shopping Centre with Aldi, Coles, Woolworths, Kmart, David Jones, Cinemas, and various high end retail outlets
- Within 15 minutes of Brisbane's top educational institutions, including Churchie, the Grammar schools, Terrace, All Hallows, St Laurence's, Somerville House, UQ St Lucia, QUT Gardens Point and Kelvin Grove, Griffith Uni South Bank, and South Bank TAFE.
- Positioned in the school catchment for Rainworth State School (Prep to Year 6) and Kelvin Grove State College (Year 7 to 12)

Contact Kosta Porfyriou on 0404 430 327 if you have any questions.

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