

25B Praed Street, Red Hill, QLD, 4059

SPACEPROPERTY

House For Sale

Sunday, 3 November 2024

25B Praed Street, Red Hill, QLD, 4059

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Tranquil Family Home in Leafy Red Hill

Hidden away in the heart of Red Hill, this peaceful family home overlooks a leafy park from its private position so close to the city and local conveniences.

Whisper quiet, the serenity is enhanced by the symphony of birdsong. Bask in the morning sun on the north facing spacious balcony overlooking the canopy of greenery. This home is perfectly located with five parks nearby as well as being set in its own beautifully manicured landscaped gardens. You would not believe you are so close to the bustling city.

Living spaces are all on one elevated level with a large open air paved and concreted space beneath for activities and entertaining. Arrive at the residence along the driveway and enter the home up the front stairs onto an inviting entry porch. Step inside to a hallway leading into the large living / lounge room flowing out to a north facing deck overlooking the park.

A master bedroom with ensuite and walk-in robe is situated off to the left of the lounge/living area, and has access through full sliding glass doors to the northern deck as well. Bedroom two / study is located off to the right of the arrival foyer and has picturesque views out to the garden.

A central hallway connects the lounge / living area to the large kitchen and adjoining dining room, beyond which two more bedrooms, a bathroom and laundry are located. The large open kitchen has abundant bench space and storage, and features Miele and other European appliances.

Stairs leading to the back garden are accessed via the laundry. The house has polished timber floors, is screened for insects, has airconditioning, and features ceiling fans in each of the rooms. There is Solarhart hot water system, solar electricity (2kw). Downstairs there are two large enclosed storage areas, two 3000 litre water tanks for garden use plus two enclosed garages and two additional carparks adjacent to the front of the house.

There is plenty of room on the lower level for extra cars and bikes, gym equipment, a potting table, tables and chairs, a barbecue and entertaining area and much more. Flowing out to the grassy back garden, the verdant lawn is bordered by lush plantings. The yard enjoys lovely sunshine and has a timber fence surrounding it to provide a safe space for children and animals to play.

Centrally located, 25B Praed Street is close to Paddington and Red Hill shopping, Newmarket Shopping Centre and Ashgrove Village. Lovely local cafes include Gramps and Little Red Providore on Windsor Road and Reading Cinemas at Newmarket and Red Hill Cinemas are both close by. The famous Broncos club is only 5 minutes walk through the park.

Bikeways and walkways are located in the same street creating easy access for the family to exercise together. Royal Brisbane Hospital is 10 minutes drive, and it is just 10 minutes to the city as well. Buses are conveniently located nearby as is the Newmarket train station.

Leading local schools include Mount St Michael's College, Marist Brothers, QUT Kelvin Grove Campus, Kelvin Grove State College and the Brisbane Grammar Schools. St Finbarr's and St Ambrose primary schools are within walking distance.

Lovingly held by one owner occupier family for the past 18 years, the children have now grown up and it is time for them to move onto their next chapter. An opportunity now exists for a new family to create their own memories in the years to come.

We do not expect a four bedroom, two bathroom family home of this calibre on 600sqm to last long in market. We invite you to attend our next open home and to call or email with any questions in the meantime.