

**37 Salaria Drive, Seven Hills, QLD, 4170**



**House For Sale**

Sunday, 3 November 2024

37 Salaria Drive, Seven Hills, QLD, 4170

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Harry Kiss

0732541022

## Exquisite Architectural Family Entertainer

A stunning display of artistic beauty and modern functionality, this architecturally designed residence will be your suburban oasis within a scenic pocket of Seven Hills. Composed over three exquisite levels, the flowing configuration provides space and versatility for every family member and occasion when guests arrive.

The bold palette of black, white and neutral tones creates cohesive contrast, accentuated by clean lines and considered details, including timber battens, sliding doors and sheer curtains. These elements allow seamless transitions between the living and entertaining zones, offering both privacy and connection as desired.

Relax within the open lounge and dining areas, which are thoughtfully positioned surrounding the sensational chef's kitchen, adorned with an oversized Caesarstone island bench, a walk-in pantry and premium appliances.

Resting beneath towering 6-metre ceilings, the alfresco patio forms a sanctuary for entertaining, dining and peaceful calm extending to the glistening swimming pool, manicured lawns, and rock wall garden dotted with tropical greenery.

A spacious rumpus room, guest bedroom or study, and balcony are featured in a private wing on the entry-level, creating a retreat to unwind or work/study from home. Movie nights and afternoon cocktails can be held in the upstairs media room, designed with a bar and a balcony capturing the breezes and sunsets.

All five bedrooms feature wardrobes and access to three modern bathrooms with rainfall showers. The master suite opens to a walk-in robe and an opulent ensuite with a deluxe bathtub. The floor plan is finalised with an oversized garage offering excellent storage.

Property features:

- Architecturally designed 3-storey home on 415sqm
- 5 bedrooms with BIRs, 3 modern bathrooms
- Primary suite featuring a walk-in robe and opulent ensuite
- Lounge/dining area, rumpus room, media room with bar
- Kitchen with island, walk-in pantry, wine fridge and gas stove
- Dual balconies, patio with gas connection, swimming pool, grassy yard
- Oversized 2-car garage with room for bikes and storage
- Ducted and split system A/C, ceiling fans, 6kW solar

Offering a sensational lifestyle in Seven Hills, this home is only a stone's throw from the walking trails through the Bushland Reserve and 850m from the cafes at The Corso. Additional dining is nearby at Morningside, Camp Hill and Coorparoo, and you can access the CBD in 14 minutes. Bus stops are a short walk away, and this family-friendly location is only 450m from Seven Hills State School and less than 8 minutes from Churchie, Lourdes Hill, San Sisto and Villanova College.

Auction In-Rooms, Monday 18th November at Howard Smith Wharves from 5:30pm if not SOLD prior.

To obtain further information, please contact Harry Kiss on 0422 188 616 or Rory Lawson on 0414 617 778.

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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