

# 7 Brydon Street, Highgate Hill, QLD, 4101

SPACEPROPERTY

## House For Sale

Thursday, 28 November 2024

7 Brydon Street, Highgate Hill, QLD, 4101

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Queenslander Meets Contemporary

The classic Queenslander facade on this beautiful Highgate Hill home opens up seamlessly into a spacious architectural residence with multiple living areas.

Step through the gated manicured garden onto the front verandah with its delicate wrought iron balustrades and through the secure entry into the upper level of the home. Three of the four bedrooms including the master, are located on this level, as is a large modern bathroom and lounge area with fireplace. The ensuited master bedroom overlooks the pool and back garden via floor-to-ceiling glass and timber louvred windows, allowing for abundant light, breezes and vistas from this high perch.

Descend the designer central staircase to the main living area and showstopper kitchen with its dark timber cabinetry, stone benchtops and metallic European appliances fit for master chefs and expert entertainers. An enormous plumbed refrigerator with ice maker and soda stream, built-in wine fridge, high end pop-up Smeg downdraft rangehood, and automatic opening cabinets offer a next level cooking experience.

Adjoining the open-plan kitchen is a large dining and lounge area with a second fireplace, flowing out to the spacious rear deck overlooking the pool, gardens and greenery of the reserve behind the home. This green reserve offers additional privacy for the residence, which is located on a generous 417sqm block.

A second living area or media room adjoins the lounge room on this lower level, beyond which is a storage room also suitable for a wine cellar. The living/media room has been used as a billiards room in the past. A generously proportioned fourth bedroom is located on this level too, with window facing the side garden.

Airconditioning and ceiling fans throughout the home complement the natural cross breezes enjoyed throughout the living and sleeping spaces. There is also a plumbed gas heater on the lower level for extra warmth in winter if required, and gas hot water. Polished timber floors feature throughout the home. A secure two-car garage with direct entry into the house, is located on the upper street level. Rainwater tanks service the gardens.

This amazing home is an entertainers delight. The large rear deck, with ample room for the full size gas plumbed barbecue and large dining table and chairs, has a super high ceiling creating even more space. The outlook across the pool, mature gardens and forest behind creates a relaxing resort style ambience perfect for hosting celebratory gatherings with family and friends.

Located in a quiet cul-de-sac minutes from Brisbane City, South Bank and central West End, this home is whisper quiet, but for the birdsong. It is located within the sought after Brisbane State High School catchment, and close to other fine schools and universities including Somerville House, St Laurence's College, University of Queensland, QUT, Griffith University and TAFE. The retail and restaurant precincts of 4101 are nearby, and there is good access north and south from this central location.

Ideal for a growing family, our current owners have enjoyed living in this fabulous home for the past 30 years. It is now time for another family to make their own memories in the years to come.

We invite you to attend our next open for inspection and to email or telephone with any questions in the meantime.