



11 Praed Street, RED HILL QLD 4059

House: 5 beds 2 baths 2 park



SOLD by MARIO SULTANA

SOLD

Just 4kms from the CBD in the heart of Brisbane's inner north, this fabulous family home offers style, comfort and access to everything Brisbane has to offer.

The home has multiple indoor living spaces, giving you a great level of flexibility in using each room for your own family's needs. The ground floor makes excellent use of space, with each room flowing together seamlessly for a stylish sense of openness. Prepare to be blown away by the tremendous combined kitchen, living and dining area; it's truly one of a kind! An immense island bench is the centrepiece of the room, offering copious storage and surface space and providing a great focal point for the family. Glass bi-fold doors open out onto the back yard and pool, giving you a fantastic setting for dinner or drinks with family and friends. Aircon throughout the ground floor ensures you'll never worry about the weather, but with the design of the home ensuring breezes flow the whole way through, you'll be saving a lot on electricity!

Head upstairs to find the home's five spacious bedrooms, offering you even more flexibility with your living arrangements. The master room is truly stunning, with oodles of space, a walk-in wardrobe and sumptuous ensuite. Even better, it has access to a private front balcony, the perfect place for relaxing with a book or a coffee at the end of the day. The remaining bedrooms all include ducted air-conditioning, with the fifth room perfect for use as a teenager's retreat or kids rumpus room.

The backyard is yet another area where the home truly shines. Hedges and trees allow for complete privacy, while the seamless flow from the living area to the pool offers a perfect space for meals and family events outdoors. You'll love the tropical vibe of the beautiful in-ground pool; every day will feel like a holiday! A large grassed area ensures plenty of room for the kids to run around and ensures pets will have the space they need. A double lock-up garage provides off street parking and plenty of storage,



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Features

- Pool
- Air Conditioning
- Built-In Wardrobes
- Close to Schools
- Close to Shops
- Close to Transport
- Garden



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with the pool shed offering further space for things that just don't fit anywhere else!

With friendly neighbours and access to excellent amenities, the home's benefits don't stop when you leave the front door! Access to buses and major roads ensures you'll never have trouble getting into the city or all around Brisbane. The Ashgrove shops are just a short drive away, giving you access to food shopping and great restaurants. There are plenty of cafes within walking distance, along with great dog-walking tracks, parks and bikeways along Breakfast Creek. School and uni needs are provided for at Kelvin Grove State College and QUT, just a short bus trip or car ride away.

Think this wonderful home could be a Place to call your own? Book an inspection today!

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



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.



11 PRAED ST, RED HILL

APPROX GROSS INTERNAL AREA 317 sqm
APPROX GROSS TOTAL AREA 398 sqm

Property No. 20466985



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