



44 Bertram Street, STAFFORD QLD 4053

House: 4 beds 3 baths 2 park



## SOLD by Ashley Horswill

Offers From \$955,000

From the moment you step inside the white picket fence and journey along the garden path towards the front door, you will have a feeling of serenity and calm as this delightful residence welcomes you home.

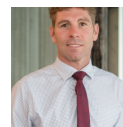
Offering you a lot more than meets the eye, you are sure to fall in love with the attention to detail and quality finish of this stunning, architecturally designed home. Impeccably presented with an unbelievable fit out, including polished timber floors, a neutral colour scheme, imported hand blown light fittings from Italy, and custom cabinetry and bench tops, there is nothing left to do but move in and enjoy!

The open plan living, dining and galley style kitchen lead out onto a northeast facing deck through a set of French doors, allowing beautiful breezes to flow throughout the home. The elevated location from the rear provides absolutely stunning 180 vistas that seem to go on forever, from Mt Coot-tha to Brisbane Airport whilst taking in the tops of the Brisbane city skyline by night, all in all providing the perfect backdrop for entertaining family and friends all year round!

A kitchen that will delight the chef in the family boasts thick lashings of stone, stainless freestanding ILVE stove with rotisserie and hot plate, built-in range hood, plate warming drawer, dishwasher and smart storage options providing you with the perfect instruments to create your culinary delights. An island bench really amplifies this home; made for easy entertaining whilst offering a convenient alternative at meal times.

Accommodation on this level comprises four bedrooms; the master bedroom equipped with a large walk-in-robe and chic hotel style ensuite with beautiful freestanding stone bath. The additional generous bedrooms share a light filled designer bathroom with separate bathtub.

Downstairs offers an additional living area and multi-purpose room that



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### Features

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



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would be perfect to use as a guest retreat or a functional home office with direct external access, as it offers a third ensuite style bathroom. The living area flows into an undercover alfresco terrace with direct access to the backyard. The yard has been professionally landscaped and is flanked by a mixture of mature shrubs, vegetable gardens, fruit trees and is managed by a computer operated sprinkler system that is fed by a 3000ltr water tank, alleviating any worry about keeping the garden in pristine condition. The added bonus of a custom designed wet bar on this level features three fridges and a temperature controlled wine cellar which makes entertaining a breeze day or night! The bar has been designed so it could even be converted into a second kitchen for dual living purposes. The backyard also offers room for a pool, making this a perfect space to spend your summers.

Additional features on offer include ducted air-conditioning throughout (seven zones), plush carpets, Crimsafe security screens to upper bedroom casement windows, lower doors and windows and insect screens throughout, built-in laundry with laundry chute, loads of dedicated secure storage areas, oversize garage for two vehicles, and automatic front gate, just to name a few. The ever thriving suburb of Stafford is a mere 8km from the CBD and is set amongst a strong and thriving precinct with two Major hospitals at arm's length, Westfield Chermside, Stafford City and Brookside shopping centres all within a five minute commute. With the new retail precinct opening soon, enjoy a short walk to Masters, Woolworths and a restaurant district. For those frequenting the Brisbane airport, it is a short ten minute drive via the Airport link tunnel. Other amenities to take advantage of include varying transport to the CBD, parklands, schools and walkways. This family home offers you the luxury of simply moving in and enjoying the lifestyle that it offers. An inspection of this property is highly recommended to appreciate exactly what is on offer here.



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\* LAUNDRY CHUTE

APPROX GROSS INTERNAL AREA 290 sqm  
APPROX GROSS TOTAL AREA 362 sqm  
EXCL. UNDERCROFT STORAGE

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

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