



105 Welbeck Street (via Royal Pde), ALDERLEY QLD 4051

House: 3 beds 2 baths 2 park



## SOLD by ASHLEY HORSWILL

Under Contract

For Sale Now or by Auction In-rooms Place HQ, Level 1, 33 Lytton Road, East Brisbane

There's nothing ordinary about this individual home set on a spacious 708m<sup>2</sup> block in a quiet cul-de-sac. Positioned within leafy Alderley, 6km northwest of the city, the unique features of this three-bedroom, two-bathroom home will appeal to the entertainment-loving family or savvy investor looking for a property with that little bit of a magic!

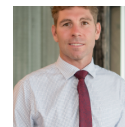
Entry is via a Mediterranean-style courtyard at the end of a landscaped garden walkway bordered by rockery detail and established foliage. A tandem garage is neatly tucked to the side under the house.

Polished timber floors gleam across the expansive open plan living areas – the kitchen set neatly behind an angled bar counter. With plenty of cupboard and counter-top space; natural light floods through a bank of high-set large windows opposite the kitchen.

The angular beamed loft ceilings, neutral tones, and split-level mezzanine-style design all work in harmony to maximise space, light and airflow throughout this home. Two sets of large sliding doors flow from the open-plan area onto a wraparound timber deck featuring wood-stripped balustrades and shades, together with rough beam clad walls – the ideal spot for sundowners and elevated district views enjoying a north-easterly breeze.

Stairs lead from the deck to a leafy, tree-lined backyard with strips of lawn and established beds of garden. The pride of place is the sparkling free-form in-ground pool, with its own tropical rockery – fully-fenced so kids and pets can play safely and happily.

On the upper level of the house, the master bedroom boasts double walk-



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### Features

- Pool
- Terrace/Balcony



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in robes, ensuite with shower, and double sliding doors leading out to the deck. All rooms have ceiling fans and are light, bright and airy.

The second bathroom with bath and shower also boasts a convenient internal laundry and is well positioned for privacy, dividing bedrooms two and three from the master.

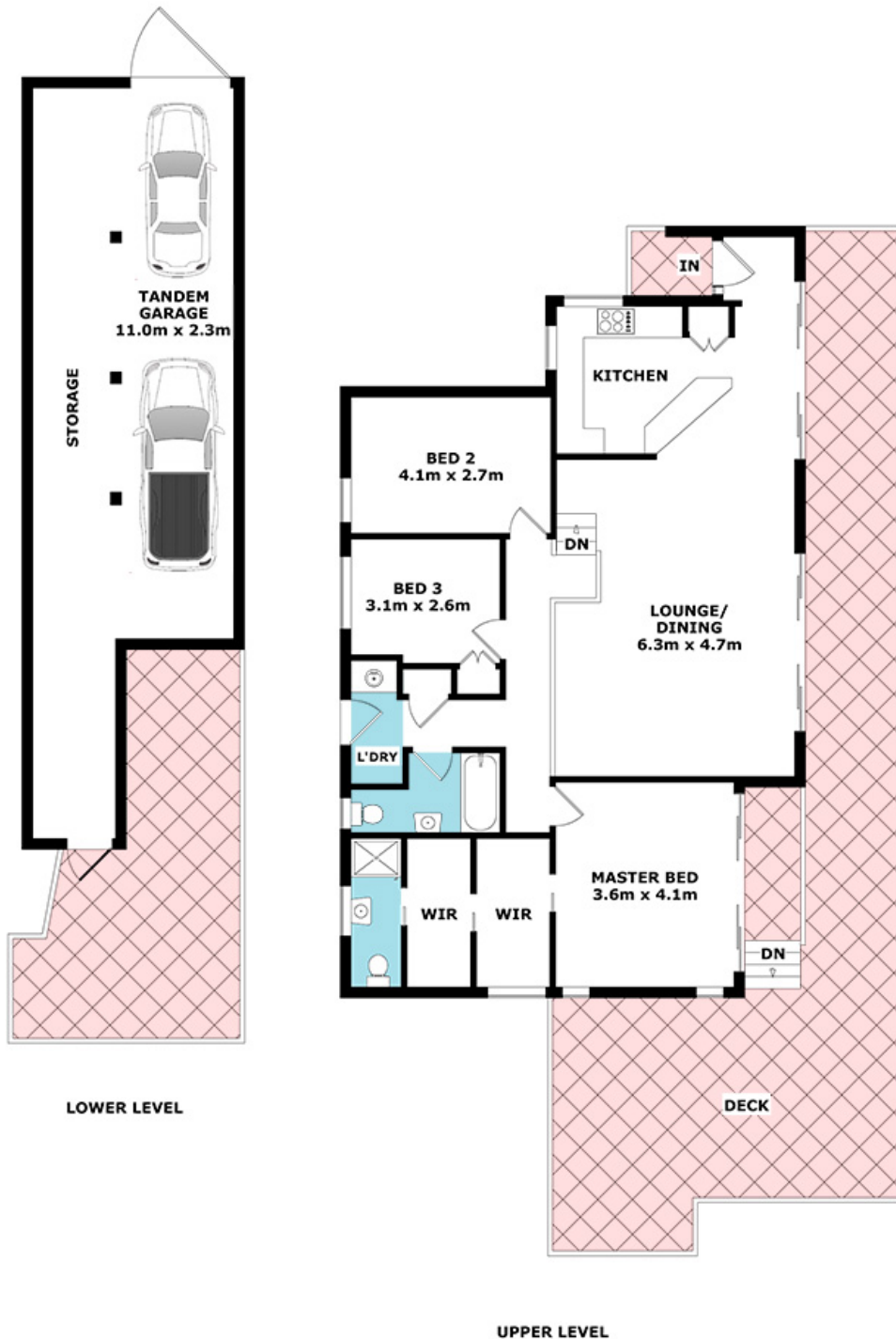
This gem of a home is the perfect base from which to explore the many surrounding parks, bike tracks and other recreational areas. With good schools, shops and other facilities, whilst set on a well-serviced public transport network – all this home needs now is a lucky family to nab it and enjoy!

\*\* This property is being sold by auction 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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APPROX GROSS INTERNAL AREA 164 sqm

APPROX GROSS TOTAL AREA 266 sqm

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 **105 WELBECK ST, ALDERLEY**

Property No. 8617956



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