# 35 GLENDALE GROVE, MOOROOKA, QLD, 4105






# SOLD

## PREMIER NEIGHBOURHOOD, DRESS CIRCLE LOCATION CLOSE TO CITY

Rare and hard to find, we invite you to this charming and character filled home primely positioned in this highly desirable dress circle location. A wonderfully quiet and leafy neighbourhood awaits you and this immaculately presented home is a must to inspect to truly appreciate all it has to offer.

You are welcomed at your private front entrance with stunning timber and stain glass doors and the feature timber staircase.

Upstairs you feel a warm ambience with the exposed brickwork, timber louvres and quality solid flooring that embraces the large and spacious open plan living area. Every comfort has been thought of with both ceiling fan and air conditioning in place for you. The stunning renovated kitchen is a chef's delight and will be the heart of the home and boasts gorgeous stone benchtops, updated high end appliances including a wine display . An added bonus is the perfect cellar space under the home for serious wine connoisseurs. An entertainer's dream, you can relax after work with a drink on your front porch which is elevated and captures the breezes and overlooks the garden setting below with manicured gardens. Alternatively utilise the large undercover pergola area at the back with beautiful gable roof,ceiling fans and lights for year round entertaining and dining with friends and family. Embrace being surrounded by established trees and gardens which are low maintenance and provide a park like setting that is tranquil and serene.

Family living at its best with three double bedrooms - two with air conditioning, master suite with walk in robe and cute and cosy ensuite. Brand new grey carpets have just been laid so the home is currently vacant, move in ready and a quick settlement is possible.

The modern and updated main bathroom has been fitted with a luxurious spa bath to unwind in, shower and vanity complete with a separate toilet which is ideal for function and convenience.

Featuring a well designed and renovated laundry - this stylish space will be a joy to work in and provides easy access to the old fashioned hills hoist which is a real gem.

Definitely deceiving and the size will surprise on this fully fenced 615sm block especially at the

## 3 BED | 2 BATH | 4 CAR

PRICE:
$1,180,000

OPEN FOR INSPECTION:
N/A

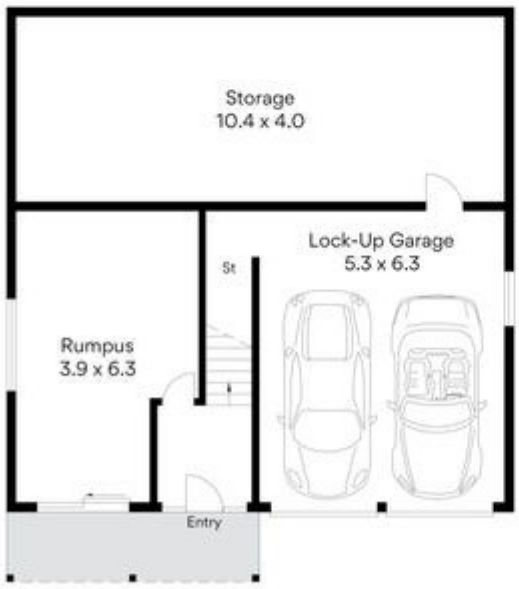


**Sandra Sherratt**
**0411298493**
sandrasherratt@atrealty.com.au
www.atrealty.com.au

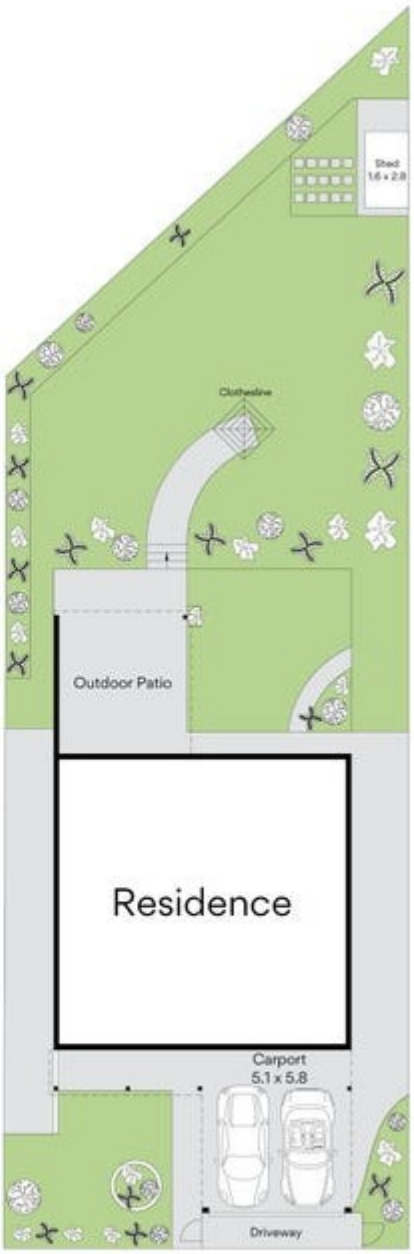
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Upper Level




Ground Level




Site Plan (Not To Scale)

Approx. internal area 221sqm
Approx. land area 615sqm




Floorplan disclaimer: This floorplan/site plan is intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person or company using this information other than as a guide should always rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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