

35 GABLE STREET STAFFORD HEIGHTS

**LEN WORTHINGTON**  
PROPERTIES



## FOR SALE

### ENTERTAINER'S DELIGHT WITH GREAT LIVING SPACES PLUS AMAZING PANORAMIC & CITY VIEWS!

Amazing breezes and stunning panoramic views (spanning over 180 degrees from Mt Cootha across the city and towards Moreton Bay) that you won't believe (and they won't be built-out), adorn this stylish, renovated 4 bedroom home. Enjoy the street appeal as you walk across the decked entrance and through tall entry doors into the foyer. The moment you step up onto the gleaming hardwood floors of the spacious lounge room and through to the spacious, modern kitchen, your eyes are drawn straight ahead to the panoramic city views with CBD buildings that look so close you can nearly reach out and touch them. These same beautiful views can be enjoyed from all areas at the rear of the home, including the kitchen, dining, rear entertaining deck, pool deck and studio/pool room. Recent renovations include new carpet through the 4 bedrooms and the outside of the home has been freshly painted.

The kitchen's renovations include modern cabinetry, double fridge cavity, stainless steel appliances and a wide, stacker servery window onto the rear deck, so you can mix with friends and family while preparing meals inside. From the kitchen, the dining area opens onto the rear deck, where once again your attention and gaze will be drawn to the Brisbane city skyline and Mt Cootha. Relaxing or entertaining on this deck is also lovely when the sun goes down and the lights of the skyscrapers start to flicker on, and especially amazing during the "Riverfire" and New Year's fireworks displays. Entertaining in this great property is so easy. The separate studio or pool room that opens via full width stacker doors onto the pool, pool deck and BBQ deck can host the largest of gatherings, where you can enjoy a game of pool and serve friends a drink or two from behind the wet-bar. This studio would also be an amazing space to use as a huge home office or to operate a small business quite separate from the main house.

Back inside on the upper level, the lounge, dining and entertaining deck offer spacious living options. The lounge room's wide sliding glass door opens onto the front verandah, enjoying lovely views and incredible North-east aspect and cool summer breezes. With this home's hilltop elevation, if you open the many doors and windows front and back, there's a beautiful cross flow of cool air so you'll hardly need to use the air-conditioning in summer. On this level, bedroom 1 (air-conditioned) and bedroom 2 share the modern bathroom boasting a double shower and double vanity.

**4 BED | 2 BATH | 2 CAR**

PRICE:

Offers Over \$1,500,000

OPEN FOR INSPECTION:

N/A



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Measurements are indicative only. Plans should not be relied on. Interested parties should make and 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.