



FOR SALE

CHARACTER QUEENSLANDER ON 809M² CORNER BLOCK WITH PANORAMIC VIEWS

Positioned on an elevated 809m² corner parcel in one of Highgate Hill's most tightly held streets, this well-maintained Queenslander captures sweeping district views towards Mount Coot-tha and glimpses of the Brisbane River, presenting a rare opportunity to secure a substantial family residence in this prized inner-city position.

Cherished by the same family for 40 years, the property has been thoughtfully modernised and extended while preserving its beautiful traditional character. High 3.35 metre (11') ceilings, coloured glass windows and doors, 150 mm (6") hoop pine flooring, French doors, decorative archways and fretwork, picture rails, VJ walls and ceilings, and classic joinery details combine to create a timeless atmosphere reflecting the craftsmanship of the era.

This home captures cooling south-easterly breezes and naturally cross-ventilates. The layout offers comfort throughout the seasons and at all times of day. Multiple indoor and outdoor living areas allow for effortless entertaining year-round, with elevated outlooks across surrounding greenery and suburban landscapes.

The upper level forms the heart of the home, where the living and dining areas provide inviting spaces for both everyday living and entertaining, complete with an open fireplace that adds warmth and atmosphere during the cooler months, as well as air conditioning for year-round comfort. A well-appointed commercial-style kitchen opens to the rear entertaining deck through large sliding glass and bifold doors. From here, the panoramic outlook stretches across the district to Mount Coot-tha, providing an impressive backdrop for gatherings with family and friends.

This level also accommodates four bedrooms and two bathrooms, including a private main suite complete with walk-in robe, ensuite and air conditioning, while the remaining bedrooms are fitted with built-in robes and ceiling fans. Wide verandahs wrap around the front and side of the home, with sliding lattice panels allowing the spaces to be opened to the breezes or enclosed for privacy and security.

On the lower level, a versatile family room finished with travertine marble tiles offers flexible use as a home office, creative or wellness space, studio retreat or potential fifth bedroom. This level

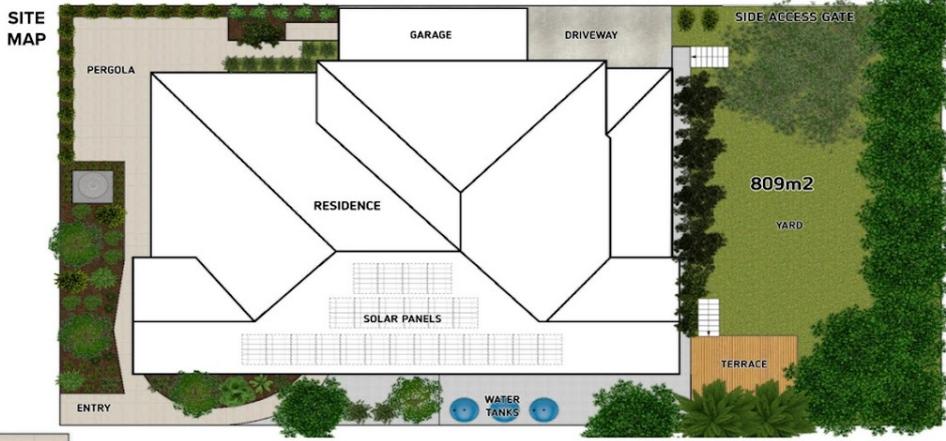
4 BED | 3 BATH | 3 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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21 Dauphin Terrace, Highgate Hill QLD 4101

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate. PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 348.8 sqm
 EXTERIOR: 92.4 sqm
 APPROX TOTAL: 441.2 sqm
 LAND: 809m2

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 PROPERTIES

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.