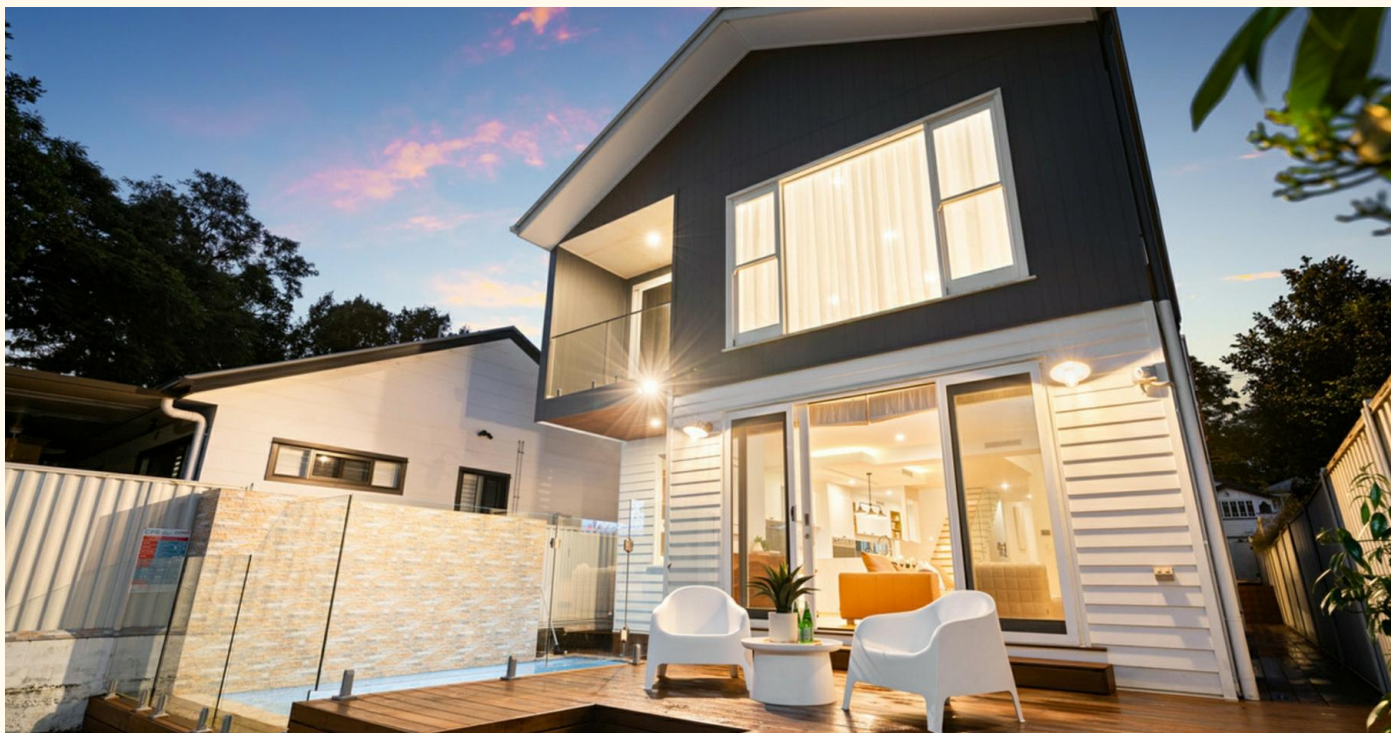




37 Gloucester Street, Highgate Hill

Price Reduced! Seller is Motivated to Sell! Prestige Home in Brisbane State High Catchment

Auction Location: In-Rooms | 25 Pinelands Road, Sunnybank Hills

Blending into Highgate Hill's yesteryear streetscape with its classic weatherboard fae, this split-level 2-storey residence might exude classic Queenslander vibes, but after a comprehensive rebuild in 2023 that's introduced 4 bedrooms, multiple social zones, a pool, and rooftop alfresco patio - it's now the epitome of high-end living in one of Brisbane's most coveted inner-city pockets.

Highlights:

- 3 large living areas + a study, designer kitchen with stone benchtops & European appliances
- 2 ensuite beds (master with twin vanity/dual shower + a WIR) + 2 more full bathrooms
- Custom bookshelves/bench seating, lofty 2.78m to 3.15m ceilings, remote control curtains
- Ducted heating/cooling + solar, CCTV (cameras) /alarm system,

4 4 2

AUCTION

Wed 21st Oct @ 5:30PM

VIEW

Sat 26th Sep @ 9:30AM - 10:00AM

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



secure double garage

· Walk to Somerville, bus to Brisbane State High, 5-min drive to West Village & Southbank

Architecturally designed and with no expense spared in what is a highly refined fit out underpinned by stunning flooring, premium tiling selections, bespoke pendant lighting and custom joinery, this incredible property is in a league all its own.

The two lower-level living areas are connected by a glass-enclosed outdoor entertaining patio that, combined with a soaring void and clerestory windows over the dining area, bathes both floors in natural light. The sense of spaciousness is tangible throughout with all the rooms generously proportioned and the staircases and upper landings framed by glass balustrading.

The larger of the lower social zones is the combined kitchen/family living/dining hub at the back which extends onto a timber-decked patio - perfect for catching summer rays before cooling off in the sparkling blue inground pool. Gourmet in every way, and extending seamlessly into a side Butler's Pantry, the kitchen is a showstopper with stone-topped benches, crisp white cabinetry, and an all-electric suite of top brand appliances.

Upstairs, a spacious retreat space sits outside a master bedroom with a private balcony and a walk-through robe into a lavish ensuite with herringbone-patterned splashback tiling, twin vanity, and his & her rain showers. Streetside, there are 3 more carpeted beds, one with an ensuite while the others share a full bathroom.

Outside the kids' rooms, a versatile study/rumpus opens through sliders to an external staircase up to an open-air rooftop patio with artificial turf and incredible views over leafy Highgate Hill. Elsewhere, there's a 4th bathroom on the ground floor next to a fully integrated laundry/mud room, and a secure double garage plus off-street parking on the driveway.

To the location at last and what can you say - there's a reason Highgate Hill is so popular with buyers of distinction. Well-served by local dining spots and parks like the one just down the road where you're rewarded with stunning city views at sunset, the kids can easily walk to Somerville House and St Laurence's College, plus you're zoned for nearby Brisbane State High and all the riverside delights of Southbank are just a 5-minute drive or easy bus ride.

A forever family home that will have you the envy of all.

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MORE DETAILS

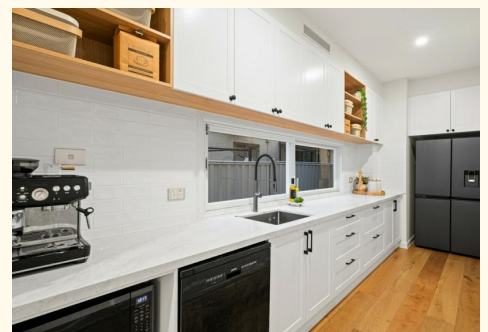
Property ID	B4S8F4R
Property Type	House
House Size	437 m2
Land Area	359 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Alarm
	Pool
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Ling Li 0450 450 703

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37 Gloucester Street
Highgate Hill

- 359m² Land Size
- 4 Bed + Study
- 4 Bath
- 2 Car + Off-Street

Internal 337m²

Balconies, Porch &
Entertaining Decks 74m²

Rooftop Terrace 26m²

Total 437m²



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← NORTH

1. Driveway Parking | 2. Entry Porch | 3. Drying Deck
4. Rooftop Terrace | 5. Entertaining Decks | 6. Swimming Pool

