



52 Alexandra Street, Park Avenue

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## A Suburban Sanctuary with a Story - Dual Living on Park Avenue

Once a grand hall, now reimagined as a unique suburban sanctuary, this one-of-a-kind property in the heart of Park Avenue offers space, style, and serious flexibility. Purpose-built for modern family living - from growing families to blended households and inter-generational arrangements - this is more than just a home. It's a lifestyle opportunity.

Set behind secure fencing and automatic gates, this property combines privacy and practicality with a thoughtful dual-living layout that caters to a wide range of living arrangements.

### Dual Living Defined

#### Side Wing:

- 2 generous bedrooms
- Office nook
- Light-filled open plan living/dining/kitchen
- Contemporary bathroom with separate toilet
- Internal laundry

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Rockhampton  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



#### Main Residence:

- 3 well-appointed bedrooms
- Large office or creative studio
- Expansive open plan living, dining & kitchen zone
- Full bathroom with shower and toilet

Each section flows effortlessly into shared and private zones, making it ideal for older parents, independent teens, or extended family members seeking autonomy without distance.

#### Outdoor Living, Elevated

Step outside into your private oasis where entertaining meets everyday enjoyment:

- Fully equipped outdoor kitchen
- Covered alfresco zones
- Swim spa for year-round relaxation
- Outdoor shower - perfect post-spa or post-garden

#### Additional Features You'll Love

- Fully air-conditioned with ceiling fans throughout
- 6ft high Colorbond fencing for privacy & peace of mind
- 4m x 2m storage shed + additional garden/storage sheds
- Security cameras at street access points
- Upgraded to 3-phase power
- New roof
- Side access for trailers, boats or vans

#### Your Flexible Future Starts Here

Whether you're upsizing, merging households, planning for the future, or just craving something a little different - this property offers a rare combination of space, security, and setup.

Don't miss your chance to inspect this truly one-of-a-kind residence.

Contact Get Carter at LJ Hooker Rockhampton today for more information or to book your private inspection.

Eryn Carter 0439 758 139 | Carl Carter 0418 588 693

#### MORE DETAILS

Property ID	7JNHVW
Property Type	House
Land Area	647 m2

#### Eryn Carter 0439 758 139

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