



7 Ringrose Street, Stafford Heights

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Architectural Design; Abundant Natural Light.

Timeless design creates timeless family homes. At this stunning offering to the market, a perfect north-east orientation combines with five skylights in the internal floorplan, and a sixth over the rear al fresco. Such a luxurious touch is an immediate point of difference between this home and others in the inner-north, with such an array of skylights not even found in executive new builds. This natural, architecturally enhanced light guides you through the grand, wide hallway through the large floorplan to the outdoor spaces at the rear.

The al fresco takes advantage of the ideal north-east orientation, and is complete with louvres, bench seating and easy access to the pool area. Here you will find another large covered terrace, sandstone tiling, and pool heating to ensure year-round enjoyment of this space.

Entering the home from the street, you will first notice the privacy on offer. The high fence perfectly ensconces you from the outside world. Ringrose St itself is quiet, with many owner-occupiers and renovated homes defining a lovely streetscape. The front courtyard and patio are a perfect spot to quietly read or reflect, if you wanted a change of scenery from your lush backyard.

FOR SALE
Offers over \$1,750,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The enormous living room is perfect for flexible layouts. Use as your primary lounge space, or utilise concurrently as a work-from home space such is the square meterage on offer.

The home's architectural renovation continues its mid-century spirit. Polished hardwood floors connect the internal floorplan, and are mirrored in the al fresco's timber accents and sliding timber doors. Square-set cornicing is a fantastic modern touch. Stained glass doors to bedroom four are a tasteful addition. Feature walls represent a lovely contemporary palette. The kitchen has fantastic connection to the outdoor space, with a servery the perfect breakfast spot. Built-in cabinetry, a smartly concealable wall-bed, renovated bathrooms, and air-conditioning all make this a perfect family home.

'Hidden gems' is an overused phrase, but the parks and walking track only a few doors down from your home really are only known by the locals. Continue from Ringrose through to Newell St, and then down to the Webster Rd dog park. Not as busy as the Kedron Brook, this greenspace is just as serene and a great escape from modern life. Easy access to nearby schools and Kedron's Padua Precinct is another great feature of this location, as is the proximity of Crumblle Coffee and Toasties.

Features include, but not limited to:

- Fully fenced 615sqm block.
- Self-cleaning Compass pool with solar heating.
- Large main living room with dynamic uses.
- Built-in wall bed in third bedroom creates a fantastically flexible space.
- Polished hardwood floors throughout.
- Air-conditioning throughout.
- Four well-proportioned bedrooms.
- Renovated main bathroom with backlit cabinetry, heated towel rail, and bespoke tiling.
- Outstanding ensuite with floor-to-ceiling tiling and beautiful fixtures.
- Walk-in wardrobe in main bedroom; built-ins in two more bedrooms.
- Renovated kitchen with stone bench top, ample storage, and servery.
- Large al fresco space with louvres overlooks lush backyard.
- Air-conditioning throughout.
- Wide hallway grandly guides you through the home.
- Six skylights are an awesome architectural feature.
- Large dining room with built-in cabinetry.
- Garden shed.
- Timber walkway on eastern side of home.
- Established gardens.
- Low-maintenance backyard.
- Craigslea State High School catchment.

Contact Simon to see how you can call this house your home.

MORE DETAILS

Property ID 1ER5F4N
Property Type House
Land Area 615 m2
Including Air Conditioning
Pool
Deck
Dishwasher
Built-in-Robes
Fully Fenced

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FLOOR AREA SIZES

Internal	173.5m ²
External	200.0m ²
Garage	35.9m ²
Shed	1.2m ²
TOTAL	410.6m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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