

Yeronga, 88 Rome Street South

SOLD BY JANE ELVIN

Architecturally designed & built by M.R. Baker, 88 Rome St South has been fashioned on New York's famous Hampton Style. Set in an exclusive river pocket with a commanding street presence, the timeless design was inspired by the indoor-outdoor flow, bringing family and friends together.

Enter the home, welcomed by the central staircase and a calming palette of greys and whites, blending effortlessly with the warm timber floors. The downstairs living flows seamlessly to the outdoor alfresco terrace and in-ground swimming pool. Open the bi-fold doors and enjoy the best of Queensland indoor-outdoor living. At the heart of the home, the stunning kitchen encourages the family lifestyle with shaker-style cabinetry, overhead glass display cabinets, a large island bench, walk-in pantry with a clever "speak easy" style entry, freestanding oven with gas cooktop & dishwasher; perfectly located so that the pool is always in view. The living room has a full wall of custom built-in cabinetry complementing the Hampton's style of the home.



Disclaimer: 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.



For Sale
INVITING OFFERS

View
ljhooker.com.au/1E6KH31

Contact
Jane Elvin
0408 344 417
j.elvin@ljhookerproperty.com.au
Josephine Elvin
0457 000 897
joey.elvin@ljhookerproperty.com.au

LJ Hooker Annerley | Yeronga | Salisbury
(07) 3848 7369

The floor plan allows for meals to be shared inside or outdoors on the alfresco terrace, which features a relaxing configuration to watch kids swim and lounge by the pool, kick a ball in the backyard, or entertain by the firepit. The perfect layout to ensure the kids enjoy the outdoors. The lower level of the home is complete with a large guest bedroom, separate study with built-in cabinetry, powder room and laundry.

Ascend the staircase to 4, oversized bedrooms. The main bedroom is a retreat within itself with a spacious ensuite with dual vanity, freestanding bath & separated shower, walk-in robe and separate study accommodating the entire right-hand side of the layout. Down the hall the further three bedrooms all with built-in wardrobes and are generous in proportion to accommodate families of all ages and sizes. The lounge room on this level has a lovely bay window and could easily be converted to another bedroom if needed. The main bathroom has dual vanity, separate bath & shower, and a separate toilet.

Close to every convenience imaginable, walk to the Yeronga Village Shops, Yeronga RSL, Hyde Rd dog park, St Sebastian's Primary School, Yeronga State School, Hyde Rd Kindy, bus, and train; a bike ride to the Green Bridge connecting you to the University of QLD and a bike ride to the Tennyson Centre & Yeerongpilly Green Shopping Centre; with easy access to the hospitals, universities, Fairfield Gardens shopping centre with both Coles and Aldi and within 5km to the CBD. All the conveniences at your fingertips, but quietly located away from the hustle and bustle in the beautiful Yeronga pocket.....it doesn't get much better!

Notable features of 88 Rome St South at a glance:

- Architecturally designed & built by M.R. Baker
- Elevated, 566sqm, fully fenced block
- Located within an exclusive river pocket
- 5 bedrooms - 4 on the upper level, 1 on the lower level
- The main bedroom is a retreat within itself with a spacious ensuite with dual vanity, freestanding bath & separated shower, walk-in robe
- All bedrooms with built-in wardrobes and are generous in proportion to accommodate families of all ages and sizes.
- Main bathroom with separate bath, shower & toilet
- Kitchen with shaker-style cabinetry, overhead glass display cabinets, a large island bench, walk-in pantry with a clever "speak easy" style entry, freestanding oven with gas cooktop & dishwasher
- Living room has a full wall of custom built-in cabinetry complimenting the Hampton's style of the home.
- Dining room beside the kitchen
- The floor plan allows for meals to be shared inside or outdoors on the alfresco terrace
- Alfresco with overhead heaters, remote blinds & a designated area to build an outdoor kitchen
- Double garage with a workshop & ample lock up storage and room for a wine cellar
- Separate laundry with direct access to the clothesline
- Split system air-conditioning & plantation shutters throughout
- Located in the heart of Yeronga and close to all amenities.
- Walk to local coffee shops, St Sebastian's Primary School, Yeronga State Schools, Yeronga Village Shops, parks, Hyde Rd dog park, train & bus



**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**

Disclaimer: 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.

- Bike ride to both the Tennyson Centre & the Green Bridge connecting you to the University of QLD
- Easy access to major hospitals, major universities, QLD Tennis Centre & Prestige Private Schools
- Only 5km to the CBD.
- Yeronga offers an outstanding lifestyle only 5km to the CBD & perfectly positioned to tap into the activity around the upcoming Games.

Contact Jane Elvin or Joey Elvin to discuss this opportunity further.

More About this Property

Property ID	1E6KH31
Property Type	House
Land Area	566 m ²
Including	Ensuite Study Air Conditioning Pool Dishwasher Workshop Fully Fenced

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

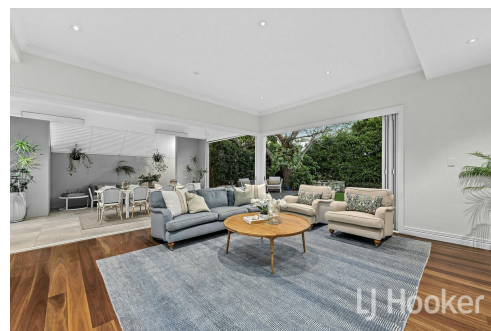
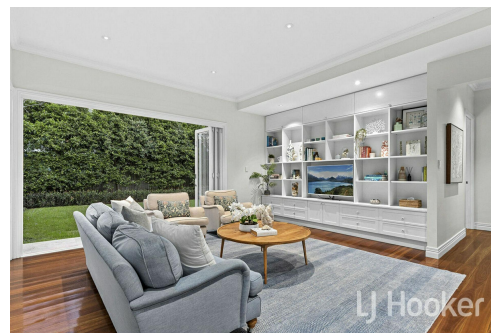
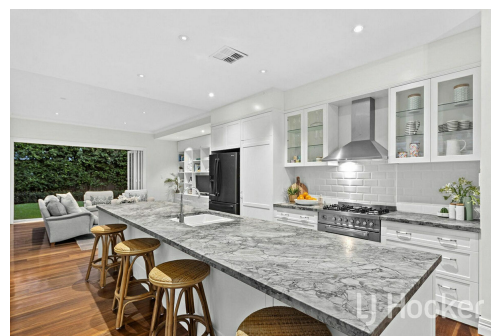
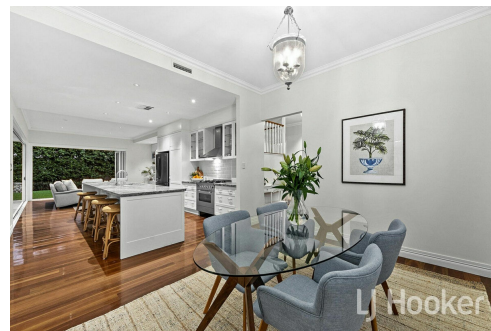
Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369

443 Ipswich Road, ANNERLEY QLD 4103

annerleyyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au



Disclaimer: 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.

**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**



88 Rome Street S, Yeronga

Internal 343m² | External 25m² | Total 368m²

5 Bed

2 Bath

2 Car

LJ Hooker

FAST FOCUS Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.

LJ Hooker

**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**

Disclaimer: 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.