



Bardon

19 COLORADO AVE, BRISBANE



INSPECTIONS: TODAY, NOON-1PM
AUCTION: ON SITE, SEPTEMBER 29, 6PM
AGENT: CHRIS HADGELIAS, RAY WHITE PADDINGTON
TEL: 3369 6488, 0418 787 889

This property has a stylish appearance and is also meticulously designed to immerse its occupants in Bardon's tranquil bushland setting.

A combination of large, sun-drenched windows and outdoor areas helps soak up the surrounding nature reserve, with the property just 5km from the Brisbane city centre. A ground-

floor foyer connects to a three-car garage with additional storage, before leading down to an open-plan living and dining area with light timber floors.

Eyes are drawn to the impressive kitchen with timber cabinetry, deep butler's pantry and a wide island bench for bar-style dining or preparation.

A work station, 300-bottle wine cellar with tasting area, and powder room reside nearby.

Sliding glass doors provide an uninterrupted passage out to the sprawling back veranda where dark timber decking harmonises with the encircling bushland.

The house's split-level design creates an additional floor below street level, which features one of the five bedrooms, a laundry with its own drying courtyard, a bathroom, and a fully-equipped theatre with built-in bar.

This entertaining space extends outside to a covered living area with a barbecue, glass-encased pool, and an established garden with two grassy lawns fenced off from native trees.

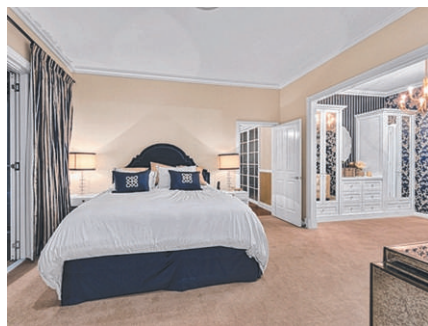
The main bedroom resides on the highest level, an entire floor dedicated to plush carpeted sleeping quarters, a stylish bathroom and a study with two work stations.

It's a genuine parents' retreat boasting a private balcony, walk-in closet and a magnificent ensuite with deep soaking tub, shower and double vanity. The main room is also split into two areas, offering defined spaces for sleeping, working or lounging.

The three other bedrooms all feature built-in wardrobes and share a bathroom with two separate vanities. The two front-facing rooms also have access to a balcony with space for reading lounges or a two-seater table.

"This is a striking home in a fantastic locale close to Brisbane's best schools, the Bardon and Rosalie dining precincts and numerous parks," agent Chris Hadgelias said. "Hidden in one of Bardon's exclusive bush precincts, this brand-new, split-level contemporary home has been meticulously crafted to take full advantage of its natural setting." **BS**





Bridgeman Downs

4 EREN COURT, BRISBANE



INSPECTIONS: BY APPOINTMENT
PRICE: \$1.25 MILLION+
AGENT: SONYA TRELOAR, RAY WHITE ASCOT
TEL: 3868 7500, 0424 514 404

Set on 700sq m in a private cul-de-sac, this grand two-storey property blends space with intimacy. An established garden, stone-paved double-door entry and small balcony with wrought iron balustrade highlight the residence's extravagant exterior.

Inside, the entry foyer's solid timber floors branch off to a large double garage and a gym on the right. A wine cellar, bathroom and two of the five bedrooms, both with built-in wardrobes, sit to the left.

A timber-framed staircase leads up to the first floor, passing under an elegant chandelier hanging from a recessed ceiling.

It flows straight into a striking open-plan living and dining area separated only by a central stone feature wall. The adjoining kitchen is a stylish environment with its stainless steel appliances, separate scullery, white timber cabinetry, wide stone island bench, hanging industrial-style lights and bar seating.

Curtained french doors open up to a paved courtyard and glass-framed pool surrounded by established hedges. A retracting glass door

combines the kitchen with a spacious outdoor dining area.

Timber floors meet the carpet of all three upstairs bedrooms. The main bedroom has its own french door access to the courtyard, while providing a relaxing oasis from the rest of the house. An ensuite with deep bathtub, dual showerheads and double vanity, along with a walk-in wardrobe and a dressing room with white timber closets and a chandelier, offer comfort and luxury.

The other two bedrooms feature built-in wardrobes and windows with wooden shutters, and share a bathroom with a bathtub.

Home entertainment can be enjoyed in the media room, which boasts its own integrated sound system, while the neighbouring study offers a quiet space for work.

The laundry has direct access to an outdoor clothes line and a deep linen closet. Ducted airconditioning ensures year-round repose.

Agent Sonya Treloar said the family home offered convenience, luxury and style at every turn. **BS**



Brisbane City

143 AND 144/35 HOWARD ST, BRISBANE



INSPECTIONS: TODAY, 1-1.45PM
FOR SALE: BY EXPRESSIONS OF INTEREST CLOSING SEPTEMBER 28
AGENT: COLIN WALSH, TESSA RESIDENTIAL BRISBANE CBD
TEL: 3638 4660, 0425 257 257



Ideal for investors, inner-city professionals or a large family, these two internally connected riverside apartments in *Admiralty Towers* offer an opportunity to customise a city residence.

Nestled on the Brisbane River, both apartments deliver spectacular panoramic river and city views, while placing residents on top of Queen St Mall shopping, Eagle St Pier dining and scenic bikeways. Space is accentuated throughout apartment 143, with the entire river-facing side wall turned into windows and glass sliding doors. These doors turn the elongated balcony and open-plan living and dining rooms into one large entertainment area.

A large column helps create a subtle separation between formal dining and a relaxed lounge area, while a curving kitchen complements the room with generous cabinet space and bar-style benchtops. The apartment boasts three river-facing bedrooms with sliding-door access to the balcony, two of which share a bathroom. The main bedroom, however, features its own walk-in wardrobe that leads into an ensuite with double vanity and spa bath. A

large laundry offers additional storage capacity and an inconspicuous entry into apartment 144 through its own laundry.

Apartment 144 also has an open-plan design and two balconies with panoramic views of the Story Bridge, Brisbane River and CBD.

The main bedroom provides a charming sky-high retreat with a large built-in wardrobe, an ensuite and a semi-private balcony. Two other bedrooms reside on the opposite side of the apartment and share a bathroom with combined shower and bath. A U-shaped kitchen maximises space with elevated cupboards, stylish appointments and appliances. The combined living and dining rooms bring the outside in, with sliding glass doors to a covered balcony.

Both apartments have access to a private four-car garage with large storage closets, along with *Admiralty Towers'* resort-style facilities, including a heated pool, sauna and barbecue area. "These are two prestigious apartments with the potential to produce significant rental income or to become your dream home," agent Colin Walsh said. **BS**





Chandler

200 WARRIEWOOD ST, BRISBANE


7 4 10 1

INSPECTIONS: TODAY, 1-1.45PM; SUNDAY, NOON-1PM; WEDNESDAY, 6-7PM
FOR SALE: BY NEGOTIATION
AGENT: BRENTON FAEHRMANN, PLACE BULIMBA
TEL: 3107 6999, 0414 892 990

Grandeur radiates from this residence, thoughtfully constructed on 4.7ha of serene bushland.

A horseshoe road transports visitors to the main entry, fronted by a garden-lined porte-cochere. An open lounge, dining and family area immediately greets guests inside, with flush

white tiles, glass doors and subtle ceiling lights. An office and bedroom sit off to either side.

Specifically designed without stairs or ledges, the house branches off into separate wings down wide hallways.

The main bedroom occupies almost an entire wing, with two custom walk-in wardrobes and an

ensuite with dual showers, deep soaking tub and a retracting window overlooking a dense Pandanus garden.

There's also space for an elegant bed set along with a private lounge.

Four more bedrooms, each with built-in wardrobes, are spread across the other three wings.

One bedroom possesses an ensuite with glassless shower and mosaic tiles, while two others share a bathroom with a double vanity and deep spa bath.

An extra bathroom and powder room provide further amenities.

A walk-in linen closet, large laundry and ample cupboard space provide excellent storage options, while an isolated media room and a den further add to the options and appeal on offer, complemented by a gymnasium.

An oasis for chefs, the kitchen features a granite island bench, integrated fridge and freezer, cavernous butler's pantry with extra fridge, induction wok and cooktop, and glass bubble tiles.

This culinary space is accompanied by a large adjoining outdoor entertainment area. A combination of outside dining, outdoor kitchen with barbecue, an infinity pool with glass waterfall, and a sprawling backyard create a place of warm hospitality.

Find comfort and relaxation in the tranquil surrounds of forest, natural ponds and a fire pit encircled by seats carved from native gumtree.

The detached shed can accommodate boats, caravans or cars.

Eco-friendly with solar power and solar hot water, this residence complements its surrounding environment. **BS**

Paddington

45 TOOTH AVE, BRISBANE



INSPECTIONS: BY APPOINTMENT
FOR SALE: BY NEGOTIATION
AGENT: GLYNIS AUSTIN, GLYNIS AUSTIN PROPERTIES
TEL: 3511 4108, 0403 333 013

This inner-city residence makes life easy with its low-maintenance style, short walking distance to shops and restaurants, and proximity to Brisbane's CBD.

The Queenslander-esque facade is only the beginning of its elegance as the main entry leads into a marble-tiled foyer with internal access to a garage and storage.

Further inside sits a formal dining or lounge room with a fireplace, shuttered windows and polished timber flooring.

A small covered courtyard nearby with dark timber decking provides a quiet spot for outdoor relaxation, while a powder room and laundry with side access also reside close at hand.

The open-plan kitchen and living area is a wonder for family gatherings, quiet nights in and evenings with friends.

The galley-style kitchen features a chic breakfast bar, hanging lights and stainless-steel appliances, with a study nook positioned to the side.

The timber flooring continues through large sliding glass doors right out to the expansive back deck with a barbecue.

Expertly designed, this year-round entertaining space perfectly soaks up the valley vista of green trees and the pastel rainbow of neighbouring homes.

Steps from the back deck transport guests down to a pool area with waterfall and built-in lounge all encircled by established hedges.

On the upper level, an oversized main bedroom presents outstanding intimacy with its Juliet balcony overlooking the city, central airconditioning, deep walk-in wardrobe and luxurious ensuite with double vanity and bathtub.

The three other bedrooms all share another bathroom with a shower. The two rear bedrooms also have access to a large balcony with suburban views.

Listing agent Glynis Austin said the property's location, sophisticated design and touches of modern opulence made it the ideal place to enjoy inner-city life in Brisbane.

"Suitable for families, empty nesters, couples or singles who enjoy numerous cosy spaces, this is one home you don't want to miss out on," she said. **BS**



TESSA BRISBANE CBD RESIDENTIAL



621 ELLISON ROAD, ASPLEY

6  3.5  2  

ASPLEY'S CROWNING JEWEL

This is a property that you truly must inspect!

This custom built home positioned on an elevated 1,120sqm allotment has without a doubt been designed with living and entertaining as the forefront of ones thoughts and requires your immediate attention!

Features:

- Resort style, salt water swimming pool, along with a 60sqm fully self-contained 1 bedroom, 1 bathroom pool house
- Massive bedrooms on upper level with retreat / study and deck
- Entrancing 12 foot ceilings throughout the upper level
- Formal dining and spacious family retreat opening to the pool area
- Designer chef's kitchen with stylish stainless steel appliances
- Solar hot water and electricity system
- Toughened glass and tinted windows
- Industrial air-conditioners throughout
- Ceiling and wall insulation with 13mm sound deadening plaster throughout

AUCTION

16th October - In Room, 'Mantra on Queen'
570 Queen Street, Brisbane City
12pm Registration for a 12.30pm start

INSPECT

Thursday 6.15 - 6.45pm
Saturday 10.00 - 10.30am & 3.30 - 4.00pm

Colin Walsh
0425 257 257
colin.walsh@trcbd.com.au



Taringa

20 DARVALL ST, BRISBANE



INSPECTIONS: TODAY AND SUNDAY, 1-1.30PM
AUCTION: ON SITE, SEPTEMBER 24, 11AM
AGENT: LORI JONES, LORI JONES PRESTIGE INDOOROOPILLY
TEL: 3252 2222, 0407 575 866

This Queenslander exudes quintessential charm in Brisbane's leafy suburbs, close to schools, universities, public transport and the CBD.

The facade emanates a relaxed homestead vibe, with a wide wraparound timber deck adorned in decorative balustrades.

A wide central hallway runs from the front to back of the house, first passing the main bedroom and a spacious living room, which has one half of a back-to-back fireplace.

The main bedroom takes advantage of its front position with a bay window overlooking the hedged entry. It also has an ensuite and a large closet.

Examples of the property's glamorous past are found throughout, such as polished timber floors, high ceilings, arched walkways and original float glass windows.

A second bathroom with a claw foot shower bathtub precedes two more bedrooms, both with direct access to the deck via wooden french doors.

Adjacent to the bedrooms is an open lounge and dining area with elegant chandeliers and

retracting doors that create a seamless flow outside to a roomy back deck with ceiling fans. This deck overlooks a meticulously designed garden with palms and low-lying shrubs.

The nearby kitchen possesses a timeless splendence coupled with modern luxuries. Colonial-style cabinetry topped with marble allows an ample preparation area, while two advanced ovens occupy the brick fireplace.

Two dishwashers, a large walk-in pantry and a gas cooktop accommodate all dining occasions.

The laundry is separated from the rest of the house downstairs, along with a secure garage and extra storage, which can also be reached via a gated driveway.

On the upper level is an additional air-conditioned bedroom with its own loft.

"This is a wonderful family home with immense warmth and character," listing agent Lori Jones said

"This majestic Queenslander, circa 1893, absolutely embodies all the elegance and grace of its vintage, exuding grandeur and charm inside and out." **BS**



Tarragindi

123 PRIOR ST, BRISBANE



INSPECTIONS: TODAY, 11-11.30AM;
WEDNESDAY, 5.15-5.45PM
AUCTION: ON SITE, SEPTEMBER 24, NOON
AGENT: BETTINA JUDE, BELLE PROPERTY
SOUTH BRISBANE
TEL: 3333 1000, 0401 002 897

This stylish property is set among leafy suburbia close to schools, cycling paths and shops, and only 10 minutes' drive from Brisbane's CBD. Less than four years old, this modern Queensland property offers an uninterrupted city outlook along with a blend of 21st-century luxury and yesteryear charm.

The first-floor entry, reached via a timber staircase with white and grey balustrades, takes guests through a leadlight door into a broad hallway with polished hardwood floors that extend throughout the house.

A carpeted media room with a 2.49m projection screen sits off to the right, while a home office and powder room occupy the left.

Further inside, an expansive main living area incorporates the dining room, lounge room and kitchen, creating a spacious and diverse environment. Ceiling fans, a fireplace and rich natural light provide a comfortable and welcoming atmosphere.

A glass retractable door bestows a seamless flow from inside to the covered back deck, which boasts room for outdoor dining and panoramic

views of green suburbia meeting the bright lights of Brisbane's inner city. The kitchen is fully equipped with a white island bench, stylish hanging lights and high-quality Miele appliances, including a gas cooktop and coffee machine.

The main bedroom takes up the rest of the first floor. This glamorous retreat provides a sizeable walk-in wardrobe, sliding-door access to the deck and an ensuite with double vanity.

The ground floor is its own self-sustainable domain with three well-lit bedrooms, a linen closet and laundry, two-car garage, and a bathroom with both shower and bathtub.

There's also a sizeable lounge area with its own kitchenette that makes hosting a breeze on either floor. This lounge leads out to what might be the property's most magnificent feature: a glass-encased infinity pool overlooking the city. It's preceded by timber decking with ample room for lounges or a table.

Agent Bettina Jude said this was a splendid home that could accommodate a growing family with its locale, pleasant amenities and touches of opulence. **BS**



SHERWOOD 29 Elizabeth Street

3 BED 1 BATH 2 CAR

INSPECT: Sat 1:30 – 2pm

AUCTION: Sat 1 Oct at 2pm, on-site

Paul Eaton 0431 599 568



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South-East Queensland's best property guide - the Realstate & HOME magazine has a fresh-new look!

Bringing your property dreams to life with expert information, inspiration and the best showcase of new and established properties for sale.

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Wilston

30 MAIN AVE, BRISBANE



INSPECTIONS: TODAY, 3.30-4PM
AUCTION: ON SITE, TODAY, 4PM
AGENT: GARRY JONES, MCGRATH ESTATE AGENTS WILSTON
TEL: 3164 7777, 0406 609 677

Built in the style of a historic Queenslander, this elegant three-year-old property offers the best of local character and modern family focused luxury.

The front facade conjures visions of an Australian homestead with a classic ground-floor veranda and second-level balcony facing out over an established garden with lawn.

A driveway with remote-controlled gates on the left leads to a carport and backyard with automatic irrigation.

Part of the outdoor entertainment area, this backyard includes a sandstone-lined pool with waterfall and a dining area attached to the residence.

The house's main entry runs past two storage areas and a laundry, before widening into the open-plan living and dining area highlighted by a dramatic void and handmade crystal chandelier.

Polished hardwood floors and soft finishes deliver a relaxed ambience accentuated by rich natural light and bi-fold doors that bring the outside in.

The kitchen includes an induction cooktop on the island bench, a steam combination oven and

walk-in pantry. Separated from the living room by a study nook and storage closet, the ground-floor sleeping quarters encompass two bedrooms, a stylish bathroom with double vanity, and the main bedroom with a walk-in wardrobe and a bathtub-fitted ensuite.

Two more bedrooms reside on the second floor of the residence, one of which has a walk-in wardrobe and an ensuite.

The large office at the front of the house has access to a balcony, ideal for sun loungers or an outdoor table and chairs.

The upstairs family area in the property has plenty of room for a home entertainment set-up and is separated from a large void over the downstairs living room by a frameless glass railing.

Listing agent Garry Jones said this property, close to Wilston Village, had been designed with an emphasis on entertaining and possessed a layout every modern family desired.

"With carpeted bedrooms, ducted airconditioning, high ceilings and wide open spaces, 30 Main Ave is the ideal family home year round," he said. **BS**



KANGAROO POINT 70/8 Goodwin Street **3**  **2**  **2** 

Extremely Rare Opportunity in Prime Riverfront Location! This is your opportunity to secure an exceptional, high floor, North East facing property. A rarity indeed. Scintillating views of the Story Bridge, Brisbane River and the city skyline are beautifully matched by the spectacular indoor-outdoor spaces of the prestige Macleay Tower and Villas. This luxurious apartment offers 3 bedrooms with inviting open plan living and fabulous floor-to-ceiling windows in the living and dining zones. An exceptional property that will provide a convenient, low maintenance lifestyle.

- Floor to ceiling glass
- High floor
- 3 generous sized bedrooms
- Ensuite
- Walk-in robe
- Entertainers balcony
- Bridge, river and CBD skyline views
- Fully ducted air-conditioning
- Complex features pool, gym, sauna

Auction:
10th September 5:00pm

Open Homes:
Sat 11:45am - 12:15pm
Wed 5:00pm - 5:30pm

Kangaroo Point Real Estate
180 Main Street
Kangaroo Point



Justin Smith

0438 143 691