

Sold



33 Edgar St, Newmarket



## Elevated City Living

This home will take your breath away with its breezy and elevated position which boasts panoramic views of Brisbane City. Situated at the best, and highest, location on the street this property takes advantage of being one of Newmarket's highest points with an expansive front-facing verandah. This undercover area is ideal for entertaining at night to soak up the lights of the cityscape over a glass of wine, or for an early morning coffee as you take in the peaceful leafy street.

Neatly flowing into the living area, hardwood floors and authentic cornices imbue the home with that quintessential Queenslander charm. Adding to this atmosphere is the internal fireplace to keep you warm all winter long. In the summer months, this home is kept cool with ducted air conditioning, split system air conditioning, and fans throughout.

Whilst still retaining its origins and appeal, this home has been suitably modernized to fit the needs of a young professional couple or budding family alike. This split-level home offers an abundance of space with four bedrooms, a unique offering of three bathrooms, and two lounge spaces. The master bedroom dominates its own wing of the home on the upstairs level with city views. This room has both an expansive ensuite and ample wardrobe storage. As an added bonus, there is a private balcony off the master bedroom.

The large and versatile downstairs space can be put to various uses and represents separate living potential. Annexed to this space is a built-in bar with Fisher & Paykel fridge. There is also a trap underneath this bar so it is easily converted to a second kitchenette - meaning the entire downstairs space could be separately rented as a bonus income stream.

4 3 2

Price	SOLD
Property Type	Residential
Property ID	56
Land Area	482 m2

### Auction

Saturday 11 December, 3:00 PM

### Agent Details

Monica Quinn - 0421 559 409

### Office Details

Blue Moon Cooroy  
SHOP 2 14 Maple St Cooroy, QLD,  
4563 Australia  
07 5447 7866





Offering further space ideal for entertaining is the downstairs undercover courtyard with its fully plumbed sink and built-in BBQ. This space opens onto the enviable salt chlorinated swimming pool - perfect for summer BBQs with the whole family. Further adding to the ambiance of this space is the outdoor fireplace, which is complemented by the pond. Fencing around the home provides the necessary privacy for young families and puppy parents alike. This home also offers a two-car carport and a single garage space for storage.

You will also be delighted with the minimal cost of utilities thanks to the 3.5 k/w solar panels which have been installed at the property. For peace of mind, there are security screens throughout. There is also the potential for an extra level on this home, subject to Council approval. The home has gas hot water and cooking, a bonus for the aspiring chef.

This home is ideally located for a variety of buyers. It is a short walk to the esteemed Newmarket State School and a multitude of child care centers (the newly opened Pod Early Learning School among them). It is also in close vicinity to Newmarket Hotel and Newmarket Village (Coles, Reading Cinema's, restaurant precinct). This home represents a rare opportunity to break into the tightly held Newmarket area, which offers all the appeals of suburban living and the convenience of being only a 15-minute drive to the CBD. To break into this exclusive enclave call Monica Quinn on 0421 559 409 today!

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#### **Inspections:**

##### *Saturday 20.11.21 @ 1:00-1:30pm*

If you would like to register for this inspection please head to this link and fill out all required details (please copy and paste this link into your browser):  
<https://www.blumooncooroy.com/ofil/34/register>

**NB:** access to this inspection **will not be possible** unless prior registration has occurred.

##### *Wednesday 24.11.21 @ 6:00-6:30pm*

If you would like to register for this inspection please head to this link and fill out all required details (please copy and paste this link into your browser):  
<https://www.blumooncooroy.com/ofil/38/register>

**NB:** access to this inspection **will not be possible** unless prior registration has occurred.

##### *Saturday 27.11.21 @ 1:00-1:30pm*

If you would like to register for this inspection please head to this link and fill out all required details (please copy and paste this link into your browser):  
<https://www.blumooncooroy.com/ofil/35/register>

**NB:** access to this inspection **will not be possible** unless prior registration has occurred.

##### *Wednesday 1.12.21 @ 6:00-6:30pm*

If you would like to register for this inspection please head to this link and fill out all required details (please copy and paste this link into your browser):  
<https://www.blumooncooroy.com/ofil/39/register>

**NB:** access to this inspection **will not be possible** unless prior registration has occurred.

Saturday 4.12.21 @ 1:00-1:30pm

If you would like to register for this inspection please head to this link and fill out all required details (please copy and paste this link into your browser):  
<https://www.bluemooncooroy.com/ofil/36/register>

**NB:** access to this inspection **will not be possible** unless prior registration has occurred.

Wednesday 8.12.21 @ 6:00-6:30pm

If you would like to register for this inspection please head to this link and fill out all required details (please copy and paste this link into your browser):  
<https://www.bluemooncooroy.com/ofil/40/register>

**NB:** access to this inspection **will not be possible** unless prior registration has occurred.

Saturday 11.12.21 @ 2:30-3:00pm

If you would like to register for this inspection please head to this link and fill out all required details (please copy and paste this link into your browser):  
<https://www.bluemooncooroy.com/ofil/37/register>

**NB:** access to this inspection **will not be possible** unless prior registration has occurred.

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## **Auction**

Saturday 11.12.21 @ 3:00pm

On-site.

**NB:** This property is being sold by auction or without a price and therefore a price guide **cannot be provided**. The website may have filtered the property into a price bracket for website functionality purposes only.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*