

**1 Crichton Street, Yeerongpilly, QLD, 4105**

**Sold House**

Saturday, 15 July 2023



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## MUST INSPECT TO EXPERIENCE ALL ON OFFER

With beautiful period features, restored and maintained by the current custodians, you will fall in love with this picture perfect character home in an elevated position in Yeerongpilly and with dual access to Wilkie Street and views across to Mt Coot-tha.

This property has been renovated with a functionality reminiscent of so many homes in the area where there is plenty of space in the upstairs home to move straight in and enjoy, and also options to change the floorplan simply to meet your family's needs in the future. A fully built-in under-croft rules this property in for dual occupancy with an amply-sized teenager's retreat, rumpus, bathroom, kitchenette and separate access for your extra family members, or as a money earner for your future.

## FEATURES AT A GLANCE

- Giant master bedroom with feature leadlight windows and dual built-in robes
- Queen-size second bedroom with lots of natural light
- Third bedroom is a good size, and currently used as a home office
- Downstairs teenager's retreat (used as guest lodgings) and rumpus is built-in with another bathroom and kitchenette
- Contemporary kitchen features stone benchtops, gas cooktop, stainless steel appliances, breakfast bar, hidden appliance nook, walk-in pantry and loads of storage
- Modernised main bathroom features a shower-over-bath with dual access to the master bedroom
- Original, leadlight and casement windows throughout the home have been restored and impeccably maintained
- Spacious dining and lounge areas have fretwork, VJs and picture rails
- Bi-folds lead out onto a North-West facing front deck
- Golden, wide, original timber floorboards are in good condition
- Back patio is perfect for BBQs and sitting around a fire pit - or installing a spa in the purpose designed space!
- Separate laundry under the home has ample drying space
- Single bay, secure garage with loads of additional storage and huge workshop space under the back section of the home
- Extra "bike room" space has a lockable door and fits up to 6 bikes and other storage items
- During the last renovation, drainage works were completed so that any excess rainwater simply flows away from the block and keeps the house and land neat and dry
- Completely secure fenced yard with various gated sections for separate access if required
- Large front yard houses a custom-built cubby house, and ample space to play or install your future pool!

- Fully repainted exterior and fresh paint completed inside in living areas and kitchen
- 22 Solar panels with 8kw Inverter

#### LOCATION, LOCATION, LOCATION!

Yeerongpilly has enjoyed a renaissance in the last decade with young families and professionals flocking to the inner southern suburb which is only 6km from the CBD, yet feels like a village community.

Yeerongpilly train station is a 3 minute walk and travel to Central Station is around 20 minutes. The South entrance to the South East Freeway is 9 minutes away, the North entrance to the South East Freeway, and the entrance to the Clem7 tunnel is 8 minutes' drive. Just a short distance to Ipswich Road which takes you into the Princess Alexandra Hospital, Woolloongabba, South Bank, Brisbane CBD and Fortitude Valley.

Currently the closest supermarkets are at Fairfield Gardens, an easy 4 minute drive away, offering a Coles, Aldi and specialty shops. Woolworths Annerley and Moorooka are also within a 5 or 6 minute drive.

In the catchment for the highly regarded Yeronga State School and Yeronga State High School as well as close by to prestigious primary and secondary private schooling options, and only a short cycle to the University of Queensland via the many local bike paths and across the Eleanor Schonell Green Bridge. Close to Griffith University and Queensland University of Technology as well as other tertiary options.