

11 Higson Street, Lawnton, Qld 4501



House For Sale

Saturday, 27 January 2024

11 Higson Street, Lawnton, Qld 4501

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 637 m2

Type: House



Michael Spillane

For Sale Now

Set on a gently elevated, and vastly useable 637m² block in a leafy pocket of Lawnton, this beautifully presented residence offers outstanding value for money. With some recent cosmetic upgrades, a number of lovely renovations and a floor plan that allows plenty of space over both levels, there's plenty to like with this immaculate abode. As you make your way down the picturesque tree-lined street and head towards number 11, you will discover the almost entirely upgraded, three-bedroom home that is well-hidden by the large front fence. Perched above the rest and adorned by a mature frangipani and an enormous, abundant poinciana tree...creating a blanket of privacy and a feeling of living amongst the treetops. Recently having undergone a complete upgrade with fresh paint, inside and out, a tasteful kitchen makeover a complete front and rear deck transformation and so much more. As you head up the lovely timber staircase and onto the undercover front deck, you will notice just how elevated your position is with sweeping views as far as the eye can see...you'll instantly feel the light cross-flow breezes meandering through with ease. With two points of entry, the sliding glass and diamond grill security access as well as the timber front door combine to create a natural flow from indoor to out. Make your way inside and embrace the feeling of a bright and cheerful space, bathed in light with magnificent vista through every window. The combined living and meals area is an expansive space and a truly delightful room as the freshly polished timber floors will carry you through to the kitchen, located adjacent to the dining space and also having undergone a neat freshen up. The bright and appealing choice of colour scheme, along with the open plan layout really create an incredible blended space to gather and to allow conversation to flow whilst cooking a meal or entertaining on the fabulous rear deck. The white, standalone oven with a four-burner electric cooktop and fresh lick of white paint compliment the gorgeous dark blue tiled splash back that runs the length of the wall. There is also a built-in pantry, microwave nook and a sky light. Natural light and cool breezes flow effortlessly through the large window and sliding glass door, and like the front, allow for a seamless continuation from indoor to outdoor living. This will carry you out onto the stunning undercover rear deck that has also recently undergone refurbishment. This quaint deck is the ideal spot to enjoy a morning coffee or an afternoon drink while the sun goes down and the kids play safely in the expansive backyard. This enormous back yard provides almost a blank canvas - you could install a pool and have a good amount of grassy yard left over - which is a true rarity in suburban properties. The sellers have tastefully landscaped around the perimeter with a selection of hardy and aesthetically pleasing succulents as well as a range of fruit trees including a mature lemon and gorgeous pineapple patch. Dine under the stars in the Mediterranean inspired outdoor alfresco area, surrounded by tastefully selected plant life...creating a harmonious connection with the surrounding environment - the soft, ambient lighting filters through the French windows from the downstairs living space and creates a cozy and relaxed atmosphere. The wrought iron gate leads you from the alfresco to the front yard of the home and adds a touch of timeless elegance. The front grassy yard is also of a generous size and has also been landscaped to a high standard - the owners certainly do have an eye for detail, this is apparent at every turn of this fabulous piece of real estate. Your car accommodation needs are covered with the undercover double carport, the single lock up garage and oodles of space on the concrete driveway to park additional vehicles. There are glass sliding doors access to underneath the home...and WOW - have the current owners made fabulous use of this space? Freshly painted and carpeted throughout, the enormous rumpus room is a fabulous multi-purpose space and has so much to offer! There is also a separate laundry, shower and toilet and multiple linen cupboards located on the ground floor. This jaw-dropping upgrade is sure to appeal to so many buyers wishing to secure a piece of real estate in this incredibly popular suburb. Only a short commute to a range of fabulous local schools, quality schools and within a close distance to the Lawnton Train Station, you really can't beat this location. A full list of features include:

- Gently elevated and vastly usable 637m² block
- Elevated street position with sweeping views
- High-set home recently having undergone a wide range of upgrades such as fresh external and internal paint, upgrades to the kitchen, new fans and lights throughout, door replacements and a deck refurbishment
- Stunning polished hardwood timber floors
- Three spacious bedrooms all with built-in robes and ceiling fans
- Two bathrooms including the original but neat and tidy upstairs bathroom (with a separate bath, separate shower, vanity and a separate toilet) downstairs bathroom with a shower, toilet and vanity
- Plenty of storage with two large upstairs linen cupboards
- Open plan 'L-shaped' living and dining room
- Gorgeous kitchen featuring a stand-alone oven with a four-burner electric cooktop, a freshly painted bench, a contemporary tiled splash back feature, a built-in pantry, microwave nook and fridge space
- Large front and rear decks, both of good size and have each undergone improvements
- Huge fully fenced front and back yards with beautifully landscaped gardens as well as a lemon tree and a pineapple patch
- Mediterranean

inspired outdoor alfresco area • Enormous ground level rumpus room • An additional storage room/office • Ground level laundry • Double carport plus a single extra length lock-up garage • Diamond grill security on upstairs windows and doors Homes in this pocket are considered 'hot property' and so are properties in this very reasonable price point! The combination of both of these factors ensures that this one will be very popular so act quickly...so make sure you act quickly to avoid disappointment! The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.