

# 12 Lionel Street, Nudgee, Qld 4014

## House For Sale

Thursday, 11 April 2024

12 Lionel Street, Nudgee, Qld 4014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## For Sale

Easy living meets entertaining excellence. A high quality home where style meets practicality. Situated in a beautiful position, this family home will impress you from the start. Positioned on a level 405sqm block with an approximate 10m frontage, both levels have been utilized, so you won't be short of room. With multiple living and entertaining areas, 3 bedrooms, 1 bathroom and two toilets upstairs, plus a (4m x 3.6m) fully self contained guest suite or home office and ensuite downstairs, with its own separate access. The home offers younger and older families plenty of space to entertain, live, work and relax. The property has been completely updated, with a new roof and new wiring and plumbing throughout. The owners have meticulously renovated the home and have left nothing for the new owners to do, but simply add your own sense of style. The modern kitchen has been moved from its original position in the middle of the house to the rear. Flowing onto the meals area and deck, the floorplan has been totally reworked to allow for easy modern living. The kitchen boasts plenty of cupboard space and stunning Spotted Gum and Blackbutt counter tops, stainless Kleenmaid electric appliances, including gas cook top, electric oven and dishwasher. Snapshot of Features: Upstairs: \* The family meals area flows out onto the covered deck and steps down to the backyard. Great for a large party or informal family BBQ \* Sit on the deck with a cold drink and enjoy watching the kids playing in the spacious back yard \* Open plan lounge room is perfectly positioned at the front of the home to capture sunlight in the mornings and welcome guests as they enter the home \* Three spacious bedrooms with ceiling fans and built in robes \* Main bathroom with shower has been renovated to a very high standard, with a practical layout, containing a toilet in the bathroom, as well as a second separate toilet \* Rare Brush Box Polished hardwood floors in living areas \* Ceiling fans and security screens and loads of power points in every room Downstairs: \* Offering a fully self-contained, utility room which could be perfect for a home office or teenagers retreat. This is a great option for multi generational living, or rent out to students for some extra income, or run a home business \* This room comes complete with ensuite, making this a fantastic self-contained area with separate access \* The laundry is opposite and is fit for a king or queen, complete with built in linen press, it is very spacious and could easily be turned into a kitchenette to service the downstairs retreat/office \* Under the house offers drive through vehicle access to the back yard with room for two or three cars in tandem, perfect for boat/camper trailer storage \* A large lock up shed sits at the rear of the backyard, it is ideal as a man cave or workshop measuring 5.2m x 3.1m. It has power and lighting and is an awesome addition to an already great home \* Two more storage sheds under the house, one with power and lighting Extras: \* 9000L Rainwater Tank and pump internally plumbed to laundry \* All asbestos has been removed from the home \* Single length Spotted Gum joists span across the width of the house and were used in the original construction of the home. This home was built to last! \* 2 plumbed Gas bottles at the rear for the gas cooktop in the kitchen and a bayonet fitting gas connection in the lounge for a potential gas heater \* Newly updated stair treads and balustrades throughout \* NBN installed \* Great back yard \* Large upgraded electric Aqua Max hot water system \* Brisbane City Council Rates approx. \$491.28/qtr \* QLD Urban Utilities approx. \$236/qtr Walk to the train, or alternatively quick access to the gateway arterial and airport is on offer. Everything you could want is at your doorstep. This pocket of Nudgee used to be one of Brisbane's best kept secrets, but is now a popular long term investment for families, professionals and investors. With easy train access to the CBD, Nudgee and Virginia golf courses, a number of public and private schools to choose from, Banyo Woolworths Precinct, Bike/walking tracks to Nudgee Beach and a 10 minute drive to the airport. It's hard to look past it. Properties like this one are very scarce. Call us today so you don't miss out on this rare opportunity. PERSONAL INFORMATION COLLECTION NOTICE Clark Real Estate is committed to protecting the health and safety of our community and team members. By attending a property inspection, you agree that your personal information will be recorded and kept by Clark Real Estate. If you do not agree, please contact our office on 07 3256 1600 prior to your arranged inspection time to change your inspection to a virtual inspection where you do not physically attend. Discover the Difference Licence number: 32346