

**22 Lucy Street, Albion, Qld 4010**

**House For Sale**

Wednesday, 20 March 2024



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**Bedrooms: 5**

**Bathrooms: 3**

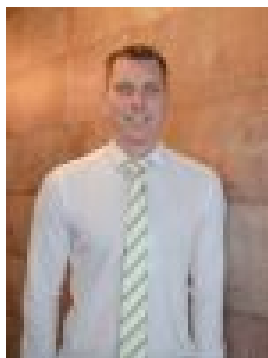
**Parkings: 2**

**Area: 632 m2**

**Type: House**



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## Auction

Welcome to 22 Lucy Street - A charming 1920's Queenslander with a commanding street presence tucked away in a quiet laneway on a generous 632m<sup>2</sup> parcel of land. Situated a mere 4km from Brisbane's CBD, this home is well worth your viewing. Upon entering the property via the dual electric gates, you will be greeted with a classic staircase leading up to the front balcony and dedicated entryway. The open plan living area features soaring 10ft high ceilings and VJ walls with an abundance of natural light and breezes which flow through the home via large glass bi-fold doors. There is a separate dining area flowing off the living, a bedroom with built-in wardrobe, a renovated kitchen with a servery window to the back deck, renovated main bathroom and master bedroom with a generous ensuite and direct access to the elevated front balcony. The expansive deck at the rear faces north and overlooks the backyard and swimming pool, capturing beautiful breezes all year round. Moment from here is a self-contained bedroom and bathroom which is accessible from the balcony, the perfect retreat for teenagers or guests. The ground floor comprises of a second oversized rumpus or living room, three additional bedrooms a kitchenette, laundry and a bathroom which requires renovations. The backyard features a Balinese style gazebo with beautiful timber decking that surrounds the swimming pool. Boasting an idyllic position close to cafes, restaurants, public transport and Crosby Park, this location offers an incredible lifestyle. Property Features: Upper Level: - Open plan living with soaring 10ft high ceilings and VJ walls, capturing beautiful breezes and natural light throughout. - Renovated kitchen with 900mm Smeg gas cooktop and range hood, ample cabinetry, and a servery window opening to the balcony, ideal for entertaining. - Dedicated dining room flowing off the living. - Master bedroom with a renovated ensuite and direct access to the front balcony. - Generous second bedroom overlooking the front yard with built-in wardrobe. - Renovated main bathroom with shower over bath facility. - Spacious, north facing back deck, all overlooking the backyard and pool area. - Self-contained bedroom running off the deck, with its own private ensuite. Ground Level: - Second rumpus room with bi-fold doors opening to the side courtyard. - Three additional bedrooms with built in wardrobes. - Kitchenette/ laundry area with direct access to the back of the home. - Additional bathroom which endless renovation potential. Additional Features: - Fully fenced and secure 632m<sup>2</sup> parcel of land. - Swimming pool with brand new filter and pump. - Gazebo and timber decking. - Water tank. - Dual electric entry gates. - Lock up garden shed. Located in the heart of Albion, just four kilometres north of the Brisbane CBD, this location is well and truly worth your inspection. This character filled home is within walking distance to parklands including Brothers Rugby Club, cafes, and restaurants. Access to the city has never been easier as the Albion train station is at the Northwest end of Albion and the suburb is also well serviced by buses. Please contact James Gainford on 0466 900 049 for further information on this stunning property! \*\* Disclaimer \*\* This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.