

**23 Ferndale Street, Lota, Qld 4179**

**SORRENTINO**

**House For Sale**

Friday, 15 March 2024

23 Ferndale Street, Lota, Qld 4179

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 766 m2**

**Type: House**



Marc Sorrentino

## For Sale

Ideally located on an elevated corner block, this stunning, fully renovated Queenslander truly offers the best of two worlds...Presenting the ultimate in dual living, this cleverly conceived layout is ideal for individuals, couples or families seeking privacy & separation yet still require the convenience of being able to live under the one roof and sits upon its very own 766m<sup>2</sup> parcel of land.A rare opportunity in a market that lacks quality homes, this beautiful, crafted home is ready to move in, while offering true multigenerational living.From the moment you arrive you are amazed by the privacy this wide frontage block has to offer, the 766m<sup>2</sup> block allows ample space for a pool and for kids to run around as for the house it is really something to be seen.A blend of Queensland character features and modern conveniences makes this property one that you will love coming home too and the home where families' memories are made.On arrival you are greeted by the main living area which expands through French doors to an oversized under cover deck offering indoor/outdoor living at its very best, watch the kids play in the yard while relaxing with a glass of wine as the cooling bay breezes gently meander through the entire home.

Often requested however rarely found, adjacent to the living area is a separate studio with its own entrance, features include a kitchen, living room, bedroom and a bathroom ideal for Granny, young adults or even an Airbnb.The lower level also includes another generous bedroom, the second of four beautifully renovated bathrooms and a family laundry, there is also a side entrance that brings you to the large shed and double carport.On the upper level, you will discover a second living room with a wood burning fireplace to keep you warm in winter while the ducted air conditioning keeps you cool in summer. A well-appointed central kitchen featuring a gas cooker, induction microwave and double oven with a serving window that connects to the upper deck, somewhere you can enjoy meals with the entire family or when friends come and visit.

The Master bedroom/suite offers a peaceful sanctuary, somewhere to relax and sleep or an area to get away from it all as it also opens to the upper deck, a well-designed walk-through robe and luxe ensuite with double vanities and shower finish the master bedroom.Completing the upper level offers a further two bedrooms and a family bathroom featuring a bath/ shower combo, toilet and vanity.All up this exquisite family home offers five bedrooms, four bathrooms while added features include:

- Solar panels to reduce or energy costs.
- Ducted air conditioning and split system air conditioning.
- A combination of Plantation Shutters and Curtains to all windows.
- Polished hardwood floors throughout.
- High ceilings, VJ's, ornate cornices, character arches.
- Easy living décor to suit most furniture styles.
- Fully fenced with side access and gates.
- Double carport and large 8.5 x 9m powered shed that can securely store more cars or tools.
- Security doors and windows.
- 766m<sup>2</sup> block, lots of room for pets, kids, pool, caravan, boat.
- Ready to move in.

Just 30 mins to Brisbane's CBD, Wynnum Plaza is nearby, Carindale Westfield a 10-minute drive and public transport including Lota train station is within walking distance. Enjoy local amenities like cafes, restaurants, the Royal Queensland Yacht squadron, parks, Lota creek boardwalk and of course the Esplanade. The property is walking distance to Lota State School, kindergartens and preschools and prestigious options like Moreton Bay College and Iona are a short distance drive. Properties like this are always in high demand so make sure you put this one on your list of homes you must inspect! Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.