

**25 Luya Street, Fairfield, Qld 4103**



**House For Sale**

Wednesday, 8 May 2024

25 Luya Street, Fairfield, Qld 4103

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 804 m2**

**Type: House**



Jiggs Long

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## Auction

ONLINE AUCTION 5:00pm Wednesday 29th May 2024 Go To:

<https://raywhitesherwood.com.au/watch-our-auctions-live> In a location offering unparalleled peace, privacy and a leafy green lifestyle, this post-war home on 804sqm is nestled at the end of a quiet parkside cul-de-sac. Boasting direct access to Turley Street Park and only one neighbour, you will love the sense of tranquillity, beautiful outlooks and endless living options. Rich in character detail with timber floors, lofty ceilings and casement windows, the four-bedroom home offers a functional floor plan ready to enjoy. With excellent potential to transform the expansive, versatile block, buyers also have the opportunity to extend the current house, subdivide or rebuild (STCA). Designed over a single level, the layout moves across the large living room into the modern kitchen and dining area. Making the most of the scenery, the elevated deck gazes over the massive backyard. As parents unwind and entertain guests, kids can run, kick a soccer ball, play cricket, and take advantage of the exceptional park and playground accessible through the double side gate. Property features:- Post-war home on 804sqm next to Turley Street Park- Quiet cul-de-sac position with only 1 neighbour- Living room featuring timber floors and casement windows- Modern kitchen and dining area with stainless steel appliances- 4 bedrooms with ceiling fans, 1 bathroom, 1 carport- Elevated rear deck overlooking the massive backyard- Direct park access via double gates- Move in, add a pool, subdivide or rebuild (STCA) Positioned in a fantastic family-friendly locale, parkland is right next door, bus stops are at the end of the street, and you are a stone's throw from the Brisbane River, featuring walking/cycling paths and fishing spots. You can shop at Fairfield Gardens, 1km away, and venture 2.9km to South Bank, 3.1km to The Gabba, and 4.8km to the CBD. Children are within the Dutton Park Primary and Brisbane South State Secondary College catchments, 1.3km from St Ita's Primary School and an easy walk to the UQ Green Bridge. Close to it all, you can travel 1.4km to the PA Hospital and 1km to Dutton Park train station, which forms part of the upcoming Cross River Rail network. DISCLAIMER: Whilst all care has been taken to ensure that the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, we recommend that all interested parties should make their own enquiries and due diligence to verify the information. Any personal information provided to Cameron Crouch Property T/As Ray White Sherwood, will come under the terms set out in our Privacy Policy, which can be found here for your convenience: <https://www.raywhite.com/privacy>.