

41 Lockhart St, Woolloongabba, QLD, 4102

Sold House

Saturday, 15 July 2023



41 Lockhart St, Woolloongabba, QLD, 4102

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Quintessential Queenslander in BSSSC Catchment

This much loved family home has all the best features you would expect in a one-hundred-year-old Queenslander; wrap-around L-shape deck, wide VJ boards, delicately designed fretwork, picture rails, golden pine floorboards and original timber sash windows. Three good-sized bedrooms branch off from the wide hallway before you reach a cosy living room, complete with a wood-burning fireplace and French doors onto the deck, allowing a leafy outlook across the rooftops of Gabba Hill.

A large, modern kitchen with stone bench tops and Stainless Steel appliances has ample storage and great connection to the separate dining room and living room. A full bathroom with extra-large shower and a claw foot bath completes the image of this picture perfect character home.

There is space for two vehicles to park in the tandem carport, and the full footprint under the house can be used as secure storage for bikes, tools and yard equipment, and is ready to raise and build-in (STCA, current plans drawn up by a local architect).

FEATURES AT A GLANCE:

- 405sqm of prime, Woolloongabba land on a corner block
- Wrap-around L-shape deck captures the breezes and is great for entertaining
- Features throughout: VJ boards, fretwork, picture rails, wide pine floorboards and timber sash windows
- Original front picture-window door
- Three good-size bedrooms
- Second bedroom has custom built floor-to-ceiling, wall-to-wall wardrobes and storage cupboards, in character with the home
- Ceiling fans in two bedrooms
- Kitchen has stone bench tops, Stainless Steel appliances and loads of storage
- Powerful air-conditioning unit in lounge can cool the entire home
- Fresh coat of paint inside; recently painted outside
- Laundry accessed near back porch OR can be re-instated under the home
- Full under house storage is lockable
- Solar with 8 panels and 1.5kw inverter
- 10,000L water tank for the yard and gardens
- Two car, tandem carport
- Fully fenced yard, perfect for kids and pets

LOCATION, LOCATION, LOCATION!!

Occupying a North-East facing, prime city fringe location, this residence is in the current Brisbane State High School Catchment (BSH), Dutton Park State School as well as the Brisbane South State Secondary College (BSSSC) catchments. Just a short trip to South Bank, West End, Griffith University and University of Queensland (via the Eleanor Schonell Bridge), you will have every education opportunity within a short walk, bus ride, train trip, drive or bicycle ride away.

Being only 3km to the Brisbane CBD means that inner city workers will enjoy a very quick commute, along with being walking distance to The Gabba Stadium and Gabba Busway, Park Road Train Station, many unique shopping precincts as well as quality restaurants and cafes in the local area. The community vibe is inclusive and friendly with a local community garden a short walk away, and public transport is close, simple and frequent without it impacting on the serenity of the neighbourhood. This property has also never been flooded in any of the previous Brisbane flood events.

Woolloongabba is an iconic Brisbane suburb and this area of Gabba Hill has been historically tightly-held, with only a small number of homes becoming available to purchase each year; 41 Lockhart Street won't last long so be sure to contact Kath Chown to inspect!

