

# 55 Goodwin Terrace, Moorooka, Qld 4105



## House For Sale

Tuesday, 25 June 2024

55 Goodwin Terrace, Moorooka, Qld 4105

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 938 m2**

**Type: House**



Craig Loudon  
0733984081



Pathrina Watson  
0733984081

## Auction

Deceased Estate Auction: 2.00pm Saturday 13 July on-site Deposit: \$20,000.00 on auction day, then 5% of Purchase Price by 5pm Monday 15 July Settlement: 30 days from auction day Email [craig@wjtobin.com.au](mailto:craig@wjtobin.com.au) to register to bid Offering immediate family enjoyment and a wealth of opportunity, this huge versatile address is one of those rare precious diamonds! Home to a grand early 1900's residence, the LMR-zoned 938sqm land parcel boasts a spectacular north-east facing aspect with views of the city skyline, Mount Coot-Tha, and nearby Toohey Forest. Boasting both a 14-metre frontage to exclusive, tree-lined Goodwin Terrace and rear access via Wall Street (20m boundary), the lifestyle or development possibilities for this property are truly exciting\*. Families seeking timeless charm, modern liveability, and loads of indoor-outdoor entertaining space will fall in love with the beautifully renovated home. Soaring 3+ metre-high ceilings, rich timber floors, and elegant period details are met by the luxury of reverse-cycle air-conditioning, integrated Bluetooth speakers, and a sparkling lagoon swimming pool. The upper level features a choice of flowing yet cleverly zoned living spaces, four generous bedrooms (including the master with ensuite), and a second large family bathroom. Glass doors connect most of the home's north-east wing to a sprawling front verandah, creating sublime entertaining areas bathed in natural light and fresh breezes. Meanwhile, the lower level encompasses a semi-self-contained studio with its own plumbed kitchenette, bathroom, and separate entrance. Ideal for use as a private home office/business premises, teenager or guest accommodation, the ground floor also hosts extensive secure storage workshop, and laundry spaces plus a lock-up garage. Combined with the paved BBQ area, vast child-friendly lawns, a gorgeous poolside gazebo, and 4-vehicle carport, the home is ready-made for large or growing families. But this is certainly not where the property's value ends! Developers and astute home buyers take note. The position of the residence at the front of the 52+ metre-deep block, and the second street access creates potential for subdivision and construction of one (or possibly two) new residential dwellings at the rear. (without moving the existing home, but by filling in the pool)\* Either way, home buyers, developers or land bankers simply cannot overlook the size, location, views and versatility of this address. Location highlights: Bordering the exclusive suburb of Tarragindi, high-growth Moorooka is just 8km from the CBD, with excellent proximity to transport, bikeways and the South-East Freeway. Footsteps from express bus stops, nearby Moorooka train station is set to be rebuilt as part of the Cross River Rail development, adding a 3rd platform and improving commuter connectivity. The property's rear access to Wall Street will have residents in the heart of the local lifestyle Village in less than a minute, with an easy stroll to its cafes, restaurants, Woolworths, fresh food, grocers, health and fitness amenities. Walk in 5 minutes to parks, sporting fields and the popular Clubhouse Moorooka (with community bowls club, bar and regular Sunday markets). Or hike along Toohey Forest's picturesque walking tracks. Minutes to local childcare, Griffith University and schools (including St Brendan's Primary, Moorooka State and Yeronga High schools), it offers swift access to Westfield Carindale or Garden City, Brisbane Golf Club, the Qld Tennis Centre, Greenslopes and PA Hospitals, as well as the Airport and Coast via the CLEM 7 tunnel. Property Highlights:- North-east facing, LMR 938sqm block with views and dual-street frontages- Federation home; casement windows; VJ walls; picture rails; hardwood and rich parquet floors- Multiple living zones with a soft, inviting pastel colour scheme and plenty of natural light- Lounge and two bedrooms open onto the front entertaining deck; city, mountain and forest aspect - Stylish modern kitchen with island breakfast bar and quality appliances including dishwasher- Five bedrooms (including the downstairs studio); master with huge ensuite- Huge family bathroom with spa bath and separate walk-in shower - Reverse cycle air-conditioning, ceiling fans and Crimsafe screening - Internal access and front/rear external staircases connect with lower level- Ground floor self-contained studio/office with separate entrance; plus garage, workshop storage - Swimming pool, gazebo, large, fenced yard with second rear property access; development scope\*- Huge commercial carport accommodating 4 SUV's, a boat, caravan, or fleet of trade vehicles. [\[REDACTED\]](#)-With massive land and plenty of options, this home is truly a unique finding. Put simply, this type of property rarely hits the market! Come along to one of our open homes in the lead up the Saturday 13 July auction or contact the agent Craig Loudon if you have any questions.

\*Measurements are approximate, and all development is STBCCA