



SOLD

LARGE MODERNISED 4 BED 2 BATH QUEENSLANDER ON 2 LEVELS – 809M2 BLOCK – CLIFTON HILL PRECINCT

From the moment you step inside the front door of this lovely north-facing Queenslander built in the late 1920's you will be enchanted by the charm of a bygone era. With polished floors, vj's, French doors, coloured leadlight windows and arches the home evokes a charm only a Queenslander can. Located in one of Moorooka's finest streets surrounded by an enclave of character homes, Clifton Hill Estate, the only intact WW1 Soldier settlement in Brisbane – a "character demolition control" area.

Entertaining is a delight with the air-conditioned open-plan living area with separate dining area and large modern kitchen opening onto the deck which overlooks the grassed backyard & established trees & leafy palms. On the lower level, there is a spacious family room which flows onto a paved entertainment area.

Top Level:

- Air-conditioned open-plan living area with separate dining area
- Large modern kitchen with lots of bench space & cupboards
- 2 Bedrooms – Main is king-sized with French doors opening onto a dressing-room/study, 2nd queen-sized air- conditioned bedroom has built-ins
- Modern bathroom with shower & toilet
- Entertainment deck opening off living area
- Deck overlooks the grassed backyard with established trees & palms
- Separate toilet
- Security front door to allow air-flow in summer

Lower Level:

- Air-conditioned spacious family room flowing onto paved entertainment area
- 2 queen-sized bedrooms with built-ins
- Bathroom with shower over bath
- Office
- Laundry
- Security window grilles

4 BED | 2 BATH | 2 CAR

PRICE:
\$950,000

OPEN FOR INSPECTION:
N/A



Marita Sorensen
0412260184
marita@atrealty.com.au
www.atrealty.com.au



LOWER LEVEL



TOP LEVEL



25 LONGUEVAL STREET, MOOROOKA

This plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only. Floor Plan by wideangles.com.au

INT: 224 sqm
 EXT: 61 sqm
 CAR: 55 sqm
TOTAL: 340 sqm

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.