



## Acacia Ridge, 20 Mulvey Street

SOLD BY GARY LIU

This charming timber Queenslander has been lovingly restored with a full renovation, blending classic features with modern finishes for a home that exudes both style and comfort. Boasting fresh paint and soaring high ceilings, this home welcomes you into a world of sophistication, with sleek interiors, soundproof windows in two bedrooms, and air conditioning in every room. The stylish kitchen with stone countertops sets the stage for effortless entertaining, while the elegant ensuite promises a private retreat with its frameless rainfall shower and soaking tub. Outside, the expansive fenced backyard, complete with a large work shed, offers endless possibilities, whether for tradies, storage, or even a future alfresco area. Zoned Low-Medium Density, this property offers potential for subdivision (STCA), making it ideal for first-home buyers, investors, or land bankers. With its unbeatable location close to top schools, shops, parks, and convenient transport links, this home is a rare find.

Property Highlights:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
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**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

- Recently restored timber Queenslander with fresh paint, high ceilings, and stylish modern interiors, including a chic kitchen with stone countertops
- Five air conditioners (one in each room) and new double-glazed soundproof windows in two bedrooms ensure comfort, with an elegant ensuite featuring a frameless rainfall shower and soaking tub
- Spacious fenced backyard with a huge work shed, perfect for tradies or extra storage, plus eight security cameras installed around house along with advanced alarm system
- Zoned Low-Medium Density with subdivision potential (STCA), ideal for first-home buyers, investors, or land bankers
- Prime location close to shops, parks, schools, and convenient public transport

Perfectly positioned for convenient living, this home offers walkable access to schools, buses, parks, and shops, making it an ideal choice for families and couples alike. Stroll to Iceworld Olympic Ice Rinks for a fun weekend, or take a short drive to nearby shopping centres, Griffith University, and Market Square, where you'll find Brisbane's finest Asian cuisine. With everything from public transport to hospitals and TAFE just a stone's throw away, this property ensures a lifestyle of ease and accessibility.

- 350 m to bus stop
- 350 m to Our Lady Of Fatima Catholic Primary School
- 650 m to Iceworld Olympic Ice Rinks
- 700 m to Guppy's Early Learning Centre Acacia Ridge
- 900 m to Acacia Ridge State School
- 1 km to Mortimer Road Park
- 1.4 km to IGA Acacia Ridge
- 3.3 km to Coopers Plains Train Station
- 4.1 km to TAFE Queensland Acacia Ridge Campus
- 5.3 km to Sunnybank Hills Shoppingtown
- 5.6 km to Griffith University Nathan Campus
- 5.6 km to QEII Jubilee Hospital
- 5.7 km to Sunnybank State High School
- 5.7 km to Sunnybank Plaza
- 5.8 km to Market Square
- 5.8 km to Algester Asia Mart
- 5.9 km to Calamvale Central

Hidden behind flourishing trees and gardens, this Queenslander is a true hidden gem. The fully fenced yard ensures peace of mind, while a gated driveway leads to a large work shed with single garage parking, perfect for tradies or extra storage. Eight security cameras installed around the house, along with an advanced alarm system, significantly enhance the home's security and protection. The surrounding yard offers endless opportunities, whether for an alfresco entertainment area, a personal playground, or simply enjoying the tranquillity.

Sitting on a generous 607 sqm block, the property is zoned for Low-Medium Density, allowing for subdivision potential (STCA) or the option to hold as a valuable land-banking opportunity. The charming front porch, with ramp access, provides a welcoming entry into the fully renovated interior, where soaring high ceilings and fresh paint create an airy, light-filled haven.



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Inside, the modern renovation has beautifully preserved the home's classic appeal. Stylish timber floors, glimmering downlights, and air conditioning in every room provide comfort and elegance. The spacious living areas include a large lounge for relaxing and a cosy family meals area beside the kitchen for intimate gatherings. Trendy ceiling fans add to the chic vibe, ensuring a home that's both practical and stylish.

The kitchen combines form and function with its stunning stone countertops, sleek white cabinetry, and contrasting black handles/knobs. Subway-tile splashbacks complete the look, while modern electric appliances make meal preparation a breeze. This kitchen is a true centrepiece, offering a chic and practical space for everyday cooking or entertaining friends.

The home features three spacious bedrooms, perfect for growing families or professionals. Windows in the master suite and one of the other bedrooms have been upgraded to double-glazed, soundproof windows, maximising peace and tranquillity. Each room is air-conditioned and tastefully renovated, while the sophisticated shared bathroom boasts a sleek shower, stone-topped vanity, and floor-to-ceiling tiles. The master suite offers an added touch of luxury with a large ensuite featuring a frameless rainfall shower and an indulgent soaking tub.

Water tanks are also included, offering a sustainable touch to this already impressive home.

This beautifully renovated Queenslander won't last long on the market. Contact Gary Liu today to arrange a viewing and secure your piece of Acacia Ridge charm!

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B2GKF4R
<b>Property Type</b>	House
<b>House Size</b>	176 m <sup>2</sup>
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Alarm Dishwasher Floorboards Workshop Built-in-Robes Fully Fenced Water Tank

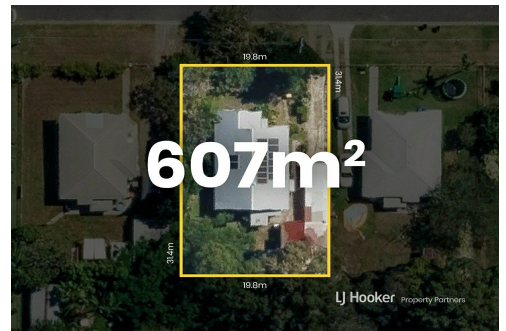
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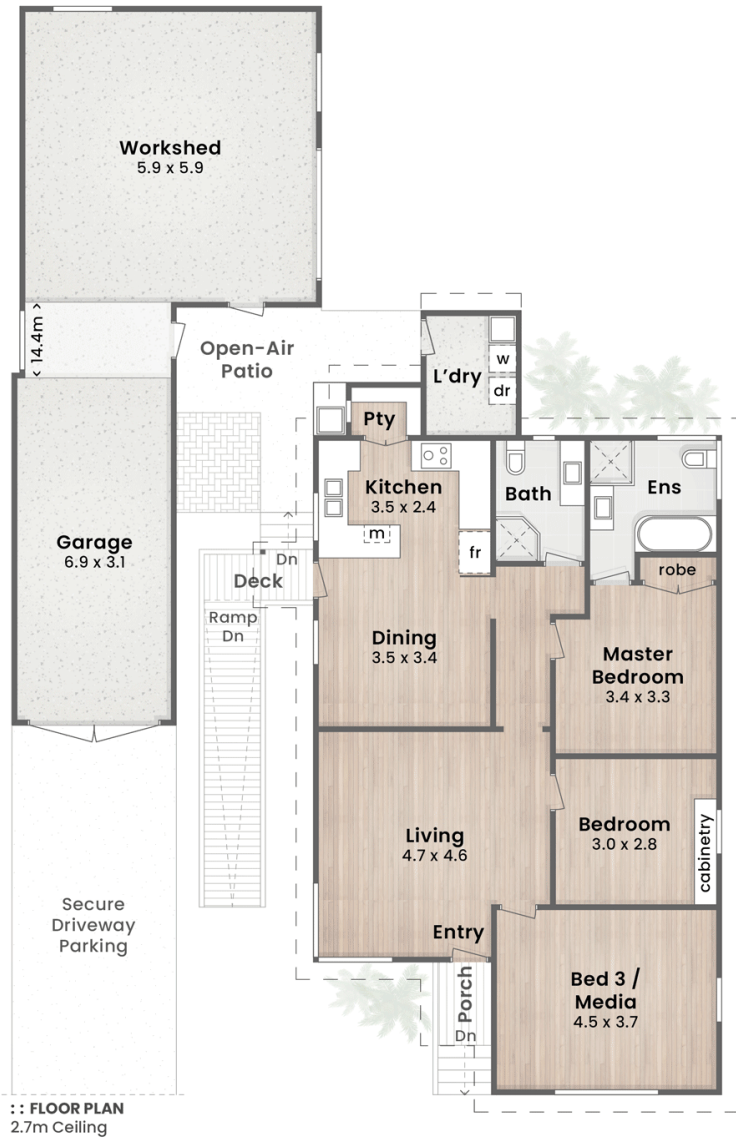
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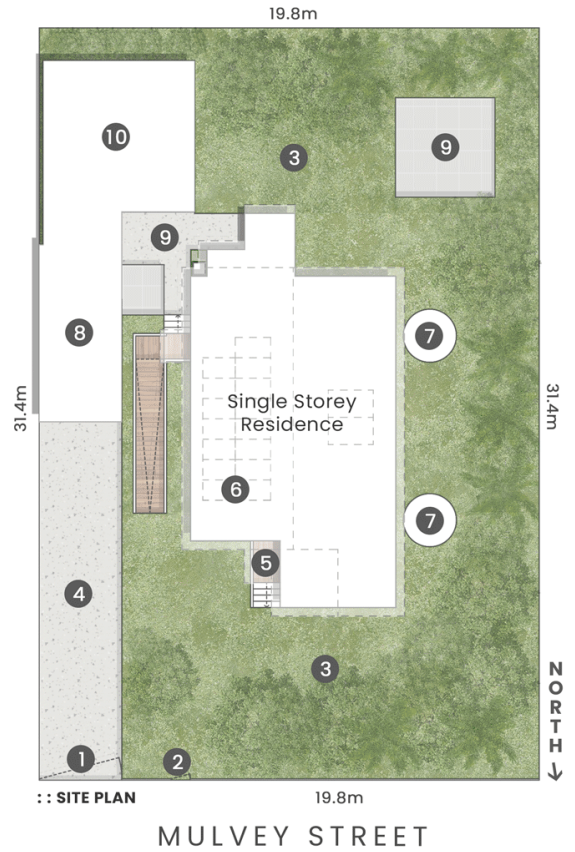
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- SITE PLAN LEGEND**
- 1. Driveway Gate | 2. Entry Gate
  - 3. Fenced Garss Yard | 4. Secure Driveway Parking
  - 5. Porch | 6. PV Solar Panels | 7. Water Tanks
  - 8. Garage | 9. Open-Air Patios | 10. Workshop



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20 Mulvey Street | Internal 108m<sup>2</sup> | Decks & Porch 3m<sup>2</sup> | Garage & Workshop 65m<sup>2</sup> | Total 176m<sup>2</sup>  
**ACACIA RIDGE**

607m<sup>2</sup> | 3 Bed | 2 Bath | 1 Car + Secure Off-Street

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