



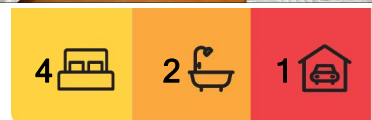
Albion, 24 Lucy Street

CHARMING CHARACTER COTTAGE!

Nestled in a quiet yet convenient enclave, this charming character cottage offers a unique lifestyle for those seeking the quintessential urban experience that Albion is renowned for. Just minutes from Crosby Park, St Margaret's Anglican Girls School, and Clayfield College, everything you need is within easy reach.

As you step inside, you'll be welcomed by a light-filled living area that seamlessly flows into an elegant dining space, both showcasing intricate details like picture rails and feature ceilings. The spacious kitchen is designed to modern standards, complete with an island bench, stainless steel appliances, and plenty of storage space. At the rear of the home, the deck provides a peaceful retreat to unwind in the afternoons, enhanced by plantation shutters and half-height VJ-paneled walls.

Downstairs, you'll find three generously sized bedrooms, each featuring ceiling fans, with two offering built-in wardrobes. This level also includes an additional living space that



For Sale
OPEN TO OFFERS!

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[ljhooker.com.au/1D6MF4N](https://www.ljhooker.com.au/1D6MF4N)

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effortlessly connects to a covered alfresco area, perfect for entertaining or relaxing in comfort.

FEATURES;

- + Large main living space, with ornate ceilings and picture rails.
- + Spacious main dining area, that leads onto the kitchen for ease of use.
- + Modern kitchen with ample storage space, island bench, and stainless steel appliances.
- + Light-filled sun room upon entry.
- + Beautiful primary with a stained glass bay window, split-system A/C, and built-ins.
- + Large covered rear timber deck, with plantation shutters.
- + Three well equipped bedrooms, with two of which having built-ins.
- + Additional living space on the lower level that leads onto the alfresco.
- + Covered alfresco entertaining space off the ground floor living.
- + VJ Paneled walls and ceilings throughout.
- + Split-system A/C in both living areas & primary.
- + Polished timber flooring boards throughout the upper level.
- + Only minutes away from Crosby Park and a range of cafes.
- + A quick drive to some of Brisbane's premier schooling such as St Margarets & Clayfield College.

Properties that present this much value do not last long in the current market, call Dean & Harry today for the sales report and rental appraisal!

More About this Property

Property ID	1D6MF4N
Property Type	House
Land Area	316 m2

Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

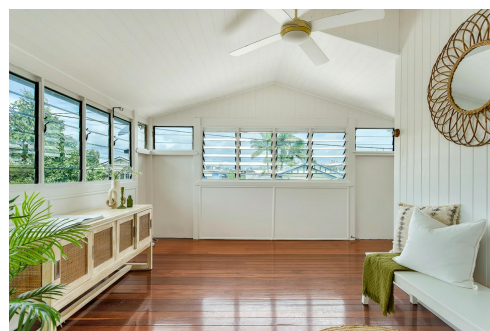
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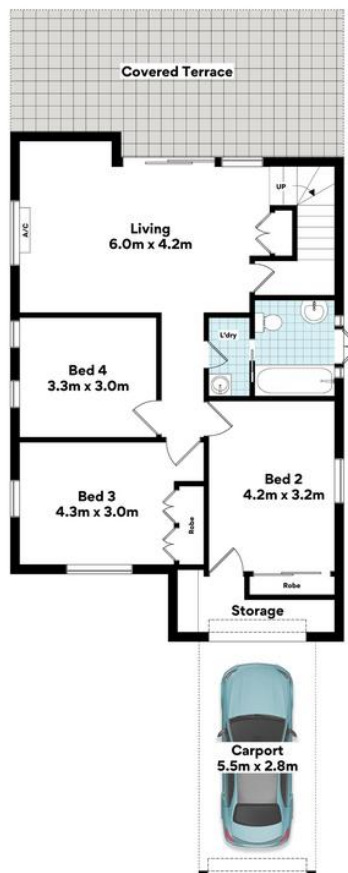


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FIRST FLOOR



GROUND FLOOR

24 Lucy St, Albion



FLOOR AREA SIZES

Internal	177.4m ²
External	45.4m ²
Storage	5.7m ²
Carport	15.4m ²
TOTAL	243.9m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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