



100 Christian Street, Clayfield

## Corner Post-War Home with Endless Potential on 521sqm




Perfectly positioned for families and rich with opportunity, this charming post-war residence rests on a 521sqm corner (Batman Street) parcel and presents a fantastic chance to enter the market, invest, or reimagine a home in a sought-after setting.

With double brick construction, a single-level layout and timeless character details, the property offers immediate comfort alongside outstanding scope to refresh, renovate or rebuild in the future (STCA).

Behind the classic picket fence, original features, including timber floors, decorative cornices, and french doors, bring warmth to the home's functional floor plan. Flowing from the front porch into the living and dining area, the interior invites year-round relaxation, with air-conditioning for summer days and a cosy fireplace for cooler evenings.

The kitchen is appointed with large benchtops, excellent storage and a dishwasher, while outside, the patio and yard provide plenty of space for children to play or for entertaining with family and friends.

Three bedrooms are serviced by a central bathroom with a separate

3  1  3 

### FOR SALE

Offers over \$1.9 million

### VIEW

Sat 4th Apr @ 10:00AM - 10:30AM

### AGENTS

Tony Cicchiello  
0418 747 266  
tony.c@ljhclayfield.com.au

### AGENCY

LJ Hooker Clayfield  
(07) 3262 2434

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

toilet, alongside the convenience of an internal laundry. Completing the property is a carport and garage, perfectly utilising the corner position and dual street frontage.

Property features include:

- Post-war brick home on a 521sqm corner lot
- Move in, rent out, renovate or rebuild (STCA)
- Living and dining area with a fireplace
- Kitchen with good storage and a dishwasher
- Porch, patio and lawns offering outdoor space
- 3 bedrooms, 1 bathroom, internal laundry
- Carport and garage parking
- Split system air-conditioning and ceiling fans

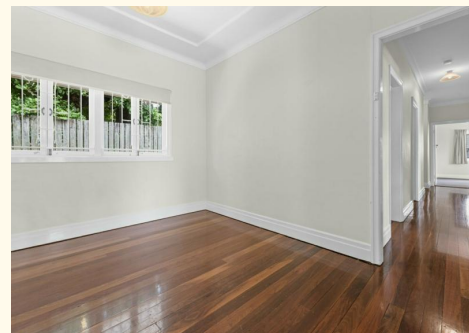
Matching lifestyle and location in a family-friendly setting, this property is positioned within 6km of the CBD and 11 minutes from Brisbane Airport. Only 500m from Clayfield College, within the Eagle Junction State School catchment, and minutes from childcare, St Rita's and St Margaret's, children are close to top education. Walk 270m to bus stops and 850m to Wooloowin train station for easy travel, and take advantage of the cafes, restaurants, shops and supermarkets moments from your door at Sandgate Road and HomeCo Lutwyche.

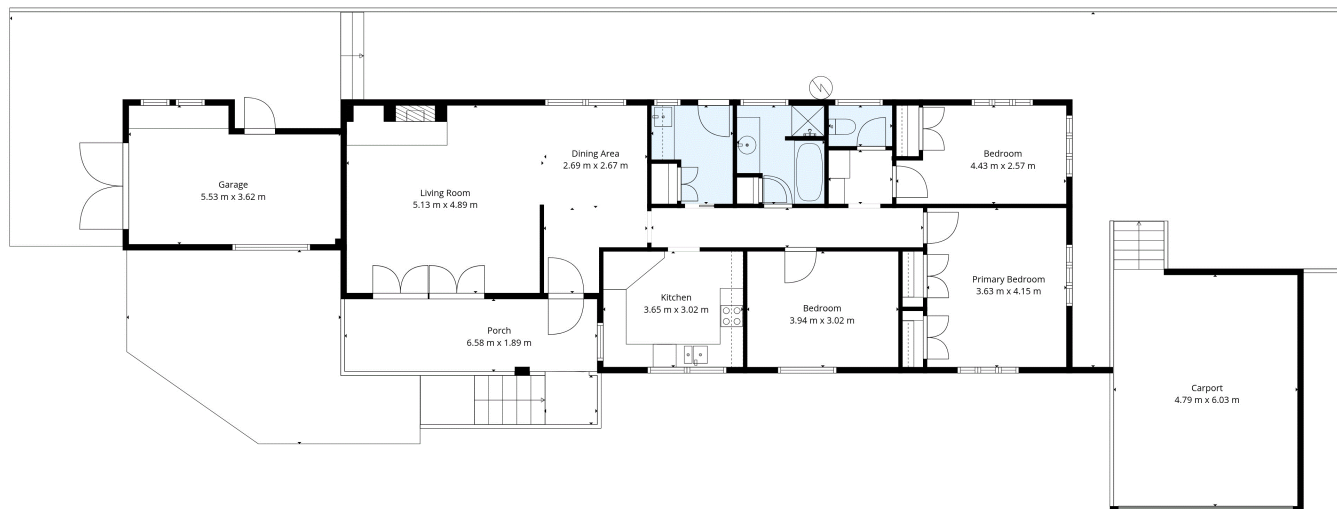
## MORE DETAILS

Property ID	39GHXX
Property Type	House
Land Area	521 m2

**Tony Cicchiello 0418 747 266**  
Principal | [tony.c@ljhclayfield.com.au](mailto:tony.c@ljhclayfield.com.au)

**LJ Hooker Clayfield (07) 3262 2434**  
723 Sandgate Road, CLAYFIELD QLD 4011  
[clayfield.ljhooker.com.au](http://clayfield.ljhooker.com.au) | [admin@ljhclayfield.com.au](mailto:admin@ljhclayfield.com.au)






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Internal 126m<sup>2</sup> | Porch 12m<sup>2</sup> | Garages 49m<sup>2</sup> | Total 187m<sup>2</sup>

The following floor plan is provided for informational purposes only and does not constitute a legally binding representation of the property. This floor plan is a visual illustration and approximation of the layout and dimensions of the property as observed at the time of creation. All measurements are from the inside of the wall to opposite wall. Bedroom measurements are taken from the back of the cupboard to wall.

Floor Plan crafted with care by  Rolley PHOTO MESSIA

