







24 Hammersmith Street, Coopers Plains

The Ultimate Dual Living | Expansive 2.7m Ceilings Both Levels

Auction Location: Onsite & Online via Auctions Live

Finding a house that fits the whole family is hard enough. Finding one where grandparents, parents and grown-up children can each shut a door and cook their own dinner is harder still. This two-storey home on a fully fenced 405m2 block manages it, with eight bedrooms, a study, and a complete kitchen and living area on each level.

At a glance:

- Eight bedrooms plus a study, three with their own ensuite
- A full kitchen, dining and living area on each level, with dual-living potential (subject to council approval)
- Upstairs living room opening to a balcony with glass balustrade
- Solar panels, solar hot water, split system air conditioning and CCTV cameras around the property for security
- Gated double carport, fenced yard and garden shed, superbly located within walking distance to schools and shops

Step through the timber front door and the ground floor reads as a home in its own right. Timber-look tiles run underfoot, practical and

8 5 2

AUCTION
Sat 5th Dec @ 10:30AM

VIEW
Sat 21st Nov @ 2:00PM - 2:30PM

AGENTS

Taylor Ly
0450 898 768
taylorly@ljhpp.com.au

Gary Liu
0450 996 996
garyliu@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.

easy to keep clean. The white kitchen has dark benchtops, an electric cooktop and oven and a breakfast bar for two, and it looks straight across to a dining and lounge area cooled by a ceiling fan and air conditioning.

Take the timber stairs up through a bright, glass-edged stairwell and you find it all again. A second kitchen. A second living and dining room, this one with a textured feature wall and wide glass doors that slide back to the balcony. It is the pick of the house at dusk, with the breeze coming through and the street quiet below.

Bedrooms sit on both floors, so everyone gets some distance. Three have their own ensuite, storage comes by way of walk-in wardrobes and built-in robes, and air conditioning and ceiling fans keep the rooms comfortable. A study/retreat room give you somewhere to work or wind down, and a bathroom with a bath and separate shower looks after the little ones.

The practical side is just as well covered. A sliding gate secures the double carport, solar panels and solar hot water help keep the bills in check for a big household. There is a proper laundry, CCTV cameras around the property for security, a fenced lawn and a garden shed out the back.

The address does a good share of the work for you. QEII Jubilee Hospital and Griffith University's Nathan campus are about 1.4km, a short trip for staff and students alike. Coopers Plains train station is about 1km from the door for the run into the city, with a bus stop close by. ALDI on Orange Grove Road is about 550m away for the weekly shop, Brisbane Christian College about 650m and Coopers Plains State School about 850m. For a night out or a bigger shop, the restaurants of Market Square Sunnybank are about 3.4km away and Westfield Mt Gravatt about 5.2km.

Bring the whole family through and see how it fits. Contact Taylor Ly or Gary Liu to arrange your inspection.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

MORE DETAILS

Property ID	B5HSF4R
Property Type	House
Land Area	405 m2
Including	Study
	Air Conditioning
	Toilets (5)
	Balcony
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Solar Hot Water

Taylor Ly 0450 898 768
Agent with Gary Liu | taylorly@ljhpp.com.au
Gary Liu 0450 996 996
Agent | garyliu@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au









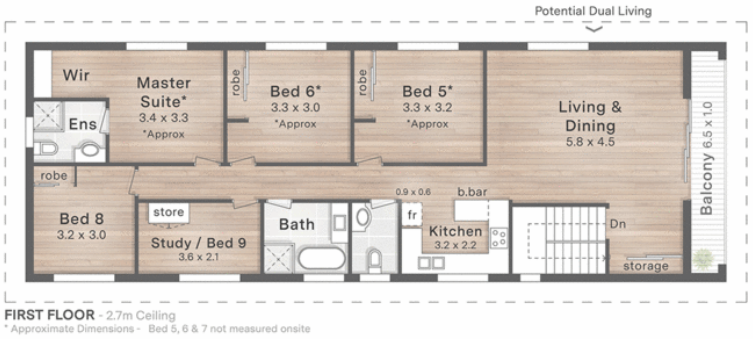


All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker
Property Partners

Gary Liu 0450 996 996

NORTH ←

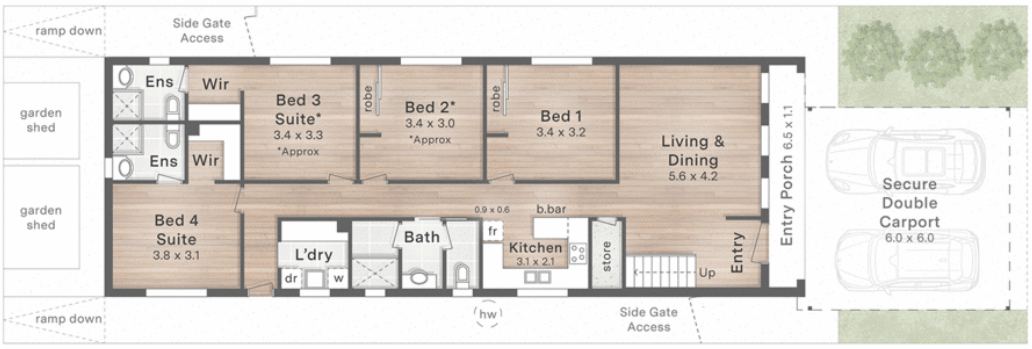


FIRST FLOOR - 2.7m Ceiling
* Approximate Dimensions - Bed 5, 6 & 7 not measured onsite

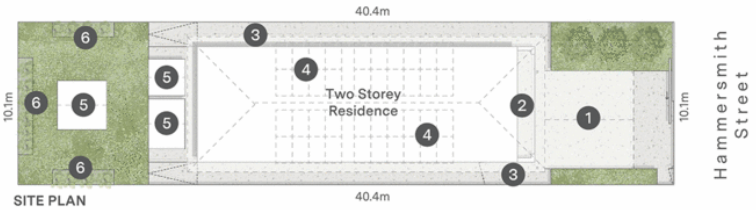
24 Hammersmith Street
Coopers Plains

- 405m² Land Size
- 8 Bed + Study
- 5 Bath
- 2 Car

Internal 271m²
Balcony & Porch 15m²
Carport 36m²
Total 322m²



GROUND FLOOR
2.7m Ceiling



1. Secure Double Carport
2. Entry Porch
3. Side Gate Access
4. PV Solar Panels
5. Garden Sheds
6. Veggie Gardens

SITE PLAN

FloorScape

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape and is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au

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.

LJ Hooker