

## Fairfield, 28 Crutchley Street

SOLD BY JANE ELVIN

28 Crutchley St has been a well-loved and maintained home, located in the family friendly, riverside pocket of Fairfield. Positioned in a wide, leafy street, on an elevated 607sqm block you can move in and enjoy everything on offer or add your own style and design. Whatever your needs, this home will appeal to families and investors alike with the potential of dual living if needed. Families with children attending university will enjoy the easy access to both UQ & QUT.

With beautiful street appeal, this solid, cavity brick and tile home offers both front stair and ramp access. Enter the front door into the lounge room, greeted by stunning ornate ceilings, hardwood timber floorboards and a feature archway. The kitchen has been updated with breakfast bench, full sized pantry, modern appliances, dishwasher and ample bench and cupboard space. Beside the kitchen sits the dining room, connecting through to the sunroom, a great place to enjoy a coffee or extend the home.

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**For Sale**  
OFFERS OVER \$999,000

**View**  
[ljhooker.com.au/1E2HH31](http://ljhooker.com.au/1E2HH31)

**Contact**  
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[n.morrison@ljhookerproperty.com.au](mailto:n.morrison@ljhookerproperty.com.au)



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Down the hallway are 3 good-sized bedrooms. The main bedroom is to the front of the layout, separated from the other bedrooms with a built-in wardrobe and green aspect. The main bathroom has been updated with an oversized shower and a combined laundry, ideal for those not wanting to use the stairs or to create dual living.

The real opportunity in this home is the lower level, there were internal stairs which have been covered with floorboards, but you could easily re-instate the internal stairs if needed. The lower level is legal height in the rumpus room, and there are also two other multi-purpose rooms that would make great work from home spaces if needed. There is a toilet and a laundry on this level also, add a shower to have a self-contained work from home office, granny flat, or rent out for some extra income.

With the sporting fields behind you, it feels like you are in your own private oasis, with only direct neighbours (I've heard, some of the best neighbours you will ever find!). The spacious yard offers plenty of room for the kids swing sets, trampoline and a game of cricket. Or you can pop through the back gate and take advantage of the greenspace behind you, the perfect extension of your backyard without the upkeep.

Located moments to Fairfield Gardens Shopping Centre (with both Aldi & Coles), river walks, parks, train, and bus; just a bike ride (or walk) over the Green Bridge connecting you to the University of Queensland; within easy access to the QLD Tennis Centre, hospitals, universities, private schools, and the CBD, ensuring work and play are never too far away.

Notable features of 28 Crutchley St, Fairfield at a glance:

- 607sqm block - ample room for a caravan/trailer/boat/extra carport
- Both ramp & stair access into the home.
- Ornate ceilings, hardwood floors throughout & feature archway
- Kitchen has been updated with breakfast bench, full sized pantry, modern appliances, dishwasher and ample bench and cupboard space
- Dining sits adjacent to the kitchen
- Sunroom overlooking the leafy backyard.
- Spacious, air-conditioned lounge
- 3 good sized bedrooms all with wardrobes
- Bathroom has been modernised with an oversized shower & internally laundry
- Internal stairs have been covered by floorboards but could be reinstated for internal access the lower level
- Lower level has private door access with a legal height rumpus room, 2 multi-purpose rooms, toilet & laundry
- Potential for dual living - add a shower to the lower level
- Single, carport with ample room to extend
- Moments to the river walks and river parks
- Easy access to transport, hospitals, universities, the Green Bridge connecting to the University of QLD, private schools, shops & cafes
- Only 5km to the CBD ensuring work and play are never too far away.

Call Jane Elvin or Nick Morrison to discuss this outstanding property further.



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## More About this Property

<b>Property ID</b>	1E2HH31
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Study Dishwasher Floorboards Built-in-Robes

**Jane Elvin 0408 344 417**

Principal - Sales & Marketing Consultant | [j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)

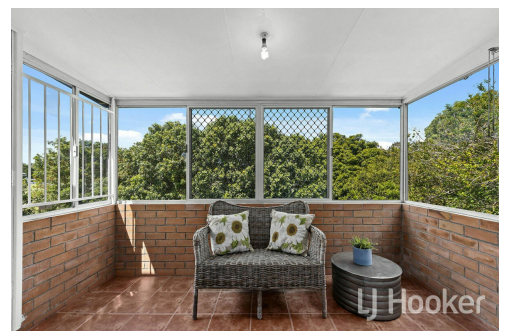
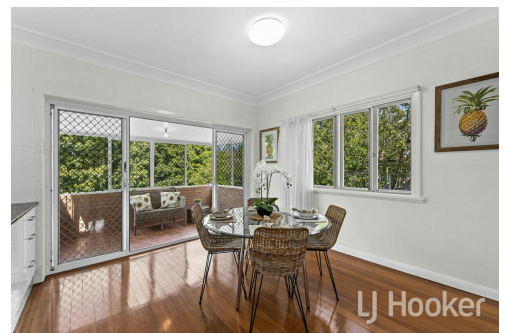
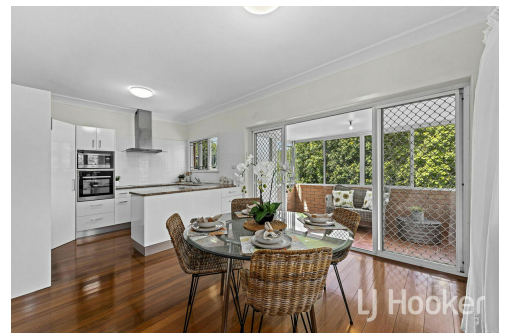
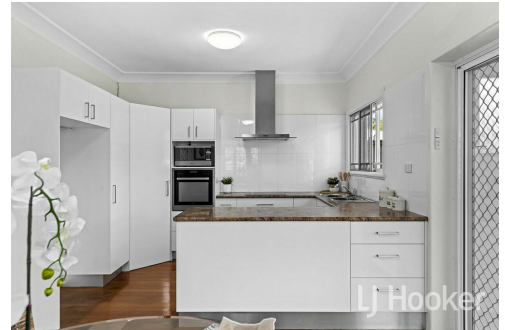
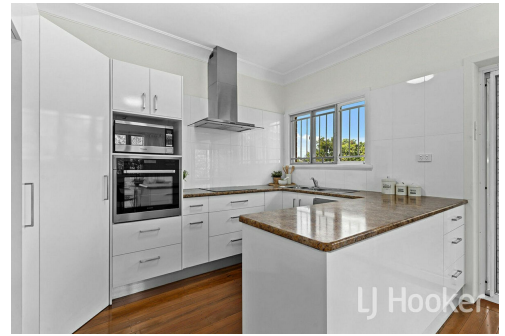
**Nick Morrison 0492 902 115**

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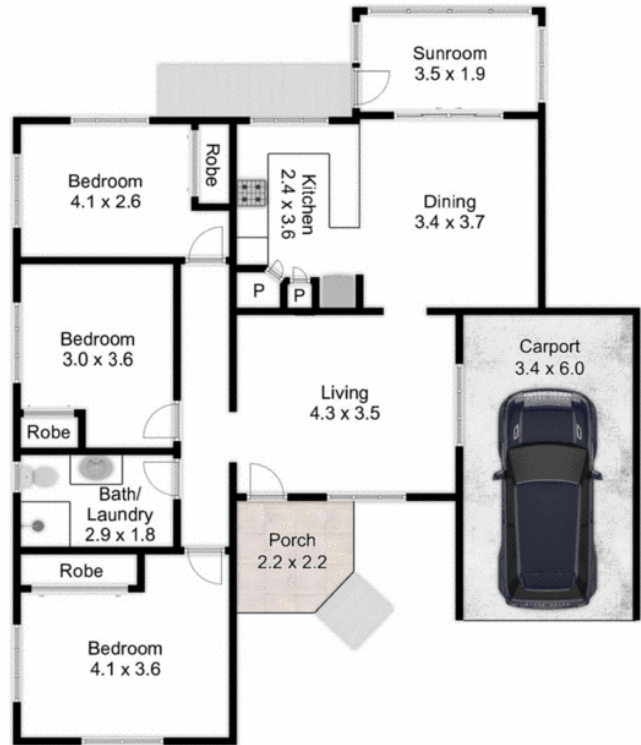


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LOWER FLOOR



UPPER FLOOR

28 Crutchley Street, Fairfield

Internal 159m<sup>2</sup> | External 7m<sup>2</sup> | Carport 20m<sup>2</sup> | Total 186m<sup>2</sup>

3 Bed

1 Bath

1 Car

**LJ Hooker**

**FAST FOCUS**

Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.

**LJ Hooker**

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