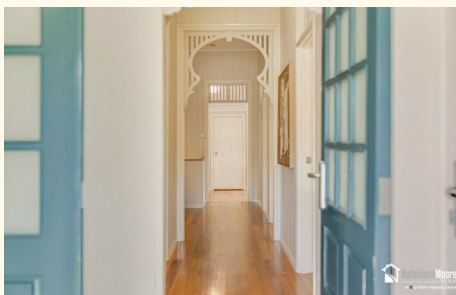




Sold



11 Ragnor Road, Hemmant

Charming Queenslander • Spacious Family Entertainer with Tropical Pool & Shed

Step into more than a home - into three decades of family memories. This lovingly maintained early-1900s Queenslander has been the backdrop to 32 years of laughter, life and growing up. Now it's your turn to savour all she has to offer: timeless character, modern upgrades and space in every sense.

From polished timber floors to VJ-panelled walls and soaring ceilings, the house exudes the charm of yesteryear - while being completely revitalised for today's lifestyle.

A bright, airy layout offers a wonderful balance of original character and modern convenience, flowing effortlessly from room to room. The heart of the home is the beautifully refurbished kitchen: a dream for the home chef, with a stainless-steel bench, commercial oven and rangehood, and ample storage - plus a generously sized, double-side access fridge, ideal for entertaining or accommodating extra supplies for big gatherings. There is even a fully fitted office area for the work at home couple!

3 2 2

FOR SALE
\$1,490,000

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



The dining area, with built-in seating, leads directly to one of the largest entertainer's decks you'll find - perfectly set up for alfresco meals and featuring a stainless-steel BBQ for weekend barbecues.

Upstairs is your main living space. Downstairs, internal stairs lead to a fully self-contained parents' retreat: a private living & dining space with its own kitchen, ensuite bathroom and air-conditioned potential master suite, flowing onto a covered patio that overlooks a sparkling salt-water in-ground pool.

Add to that wide side access for a caravan or boat, an oversized garage(4m x 7m & extra height access plus & Boat/Carport 4mx7m) , and extensive under-house storage room and workshop space with shelving - and you've got a home that truly suits the demands of modern Queensland living.

Situated just 10 km from the CBD (as the crow flies) and within walking distance of the nearby train station, the location gives you both tranquility and convenience.

What You'll Love

Historic 1900s Queenslander full of character - polished timber floors, VJ panelling & high ceilings

Stunning kitchen: stainless-steel benches, commercial oven & rangehood, ample storage, double sided door commercial fridge
Spacious dining area with built-in seating flowing to huge entertainer's deck with BBQ - perfect for family gatherings & social events
Bright & Breezy Home Office (fully fitted with desks & shelving)

Ideal parents' retreat downstairs: private living space, kitchen, ensuite bathroom and air-conditioned master style suite

Sparkling salt-water in-ground pool, with poolside patio access from the retreat

Wide side access for caravan/boat + oversized garage (4m x 7m & extra height access plus & Boat/Carport 4mx7m) + workshop/storage room with benches and shelving under the house

Air conditioning throughout all bedrooms - comfort in every season
Solar system & water tank (behind shed) - energy-conscious extras

Electric auto garage door for easy vehicle access

Parkland Walks & Family Friendly Playground

Only 10 km to the Brisbane CBD, with walking distance to the train station - convenience without compromising lifestyle

This is more than just a house - it's a lifestyle: heritage warmth meets modern living, in a location that balances convenience and relaxed suburbia. If you've been looking for a home where you can make new memories while enjoying all the comforts of today - look no further.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

MORE DETAILS

Property ID	BTUVF2S
Property Type	House
Land Area	822 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher

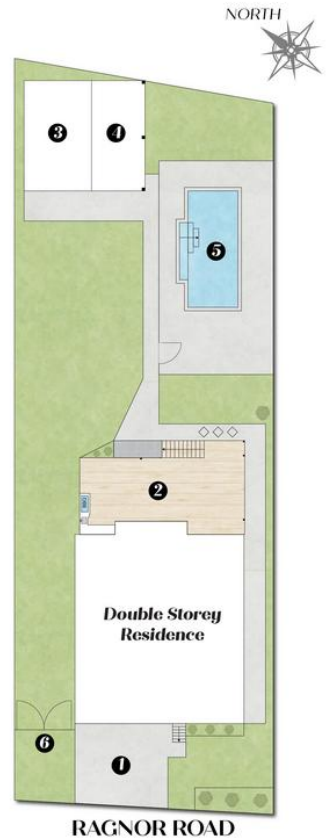
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Hutchison Moore
TEAM
at **LJ Hooker** Property Centre

11 Ragnor Road, Hemmant, QLD, 4174

3 Bedrooms 2 Bathrooms 2 Car Spaces 267m² Internal M² \$22m² Land M²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

Site Plan Legend

- 1. Driveway
- 2. Deck
- 3. Garage
- 4. Carport
- 5. Pool
- 6. Side Access

Paynter & Williams

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