

30 Villiers Street, Lota

## PRIME BAYSIDE OPPORTUNITY & LOCATION

Tucked away in one of Lota's peaceful pockets, just moments from the sparkling waterfront, this beautifully presented home is in a location that's hard to beat. Showcasing stunning polished timber floors, a stylishly renovated kitchen and a practical, family-friendly floorplan, the home offers comfortable living. With generous under-house storage and secure car accommodation, there's ample room for all your tools, toys and lifestyle needs.

- Lounge and dining area adjoining the kitchen, featuring gorgeous timber floors throughout
- Renovated kitchen with abundant storage, breakfast bar, gas cooktop, window splashback, LED lighting strip and feature pendant lighting
- Three generously sized bedrooms, all with built-in robes and ceiling fans
- Family bathroom
- Separate laundry located underneath the house
- Extensive under-house storage and secure car accommodation
- Large, fully fenced backyard with easy-care gardens, perfect for children and pets

Positioned in a highly sought-after location, this home offers

3 1 4

**FOR SALE**  
\$999,000+

**VIEW**  
By Appointment

### AGENTS

Jimmy Regan  
0412 941 716  
jregan@ljhpropertycentre.com.au

Riley Atkinson  
0490 750 338  
ratkinson@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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Interested parties must rely solely on their own enquiries.



exceptional convenience with Lota train station, quality public and private schools, local shops, cafes, restaurants and the picturesque waterfront all just moments away. Enjoy weekend walks along the foreshore, nearby parklands and the relaxed bayside lifestyle that makes Lota one of Brisbane's most desirable suburbs.

Whether you're a first home buyer, young family, downsizer or savvy investor, this inviting residence offers the perfect balance to accommodate all.

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.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

|               |                |
|---------------|----------------|
| Property ID   | BUHNF2S        |
| Property Type | House          |
| Land Area     | 405 m2         |
| Including     | Floorboards    |
|               | Built-in-Robes |

### Jimmy Regan 0412 941 716

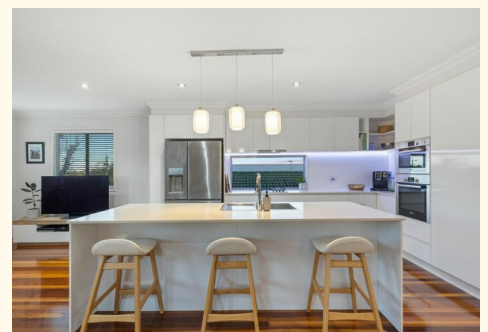
Independent Contractor & Jimmy Regan Real Estate Pty Ltd |  
jregan@ljhpropertycentre.com.au

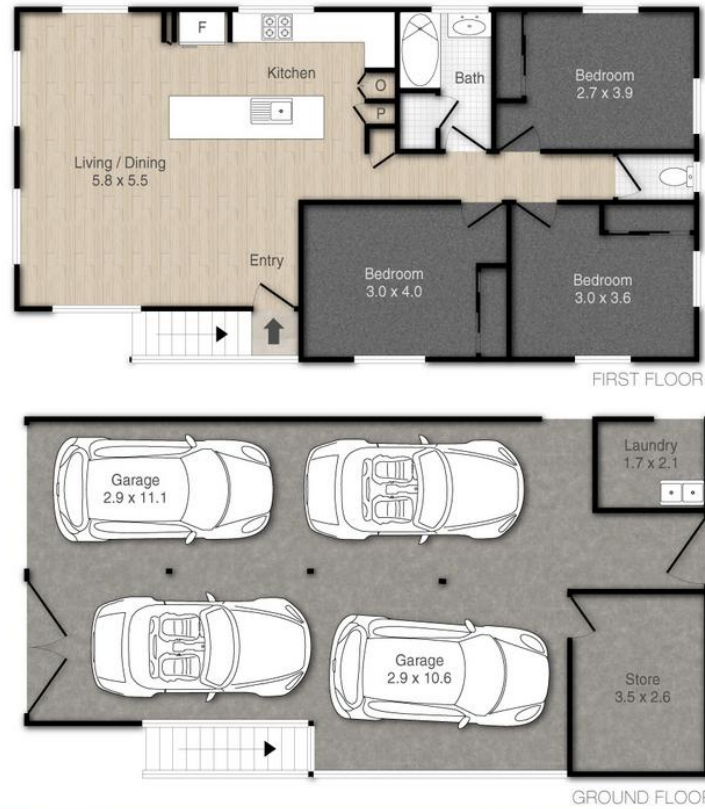
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### LJ Hooker Property Centre (07) 3286 2500

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30 Villiers Street, Lota  
Covered Area: 169m<sup>2</sup>

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