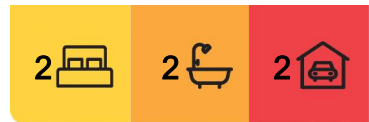


## Moorooka, 12 Errington Street

PERFECTLY POSITIONED, OOZING POTENTIAL



Sitting tall and proud on a 541sqm block, 12 Errington Street is beautifully positioned in a tree lined residential street, within the coveted Clifton-Hill precinct. This charming character home will be love at first sight for many and will appeal to owner occupiers, investors and renovators alike.

From the moment you set eyes on the facade you realise you are walking into a home that is quite special, ready for the next owner to peel back the layers of a well-loved life. Enter the home via the front porch capturing views to Mount Coot-Tha and creating a lovely spot to watch the world go by. The hallway entry separates the living areas from the bedrooms. The carpets hide hardwood timber floors while the wallpapered walls and the Terrazzo flooring in the bathroom transport you back to 'Grandma's' house. For me, walking into the kitchen was a reminder of what kitchens are all about, a place to gather with family and friends. I am sure many a tea was poured and many a conversation was had around this kitchen table.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1BA2H31](http://ljhooker.com.au/1BA2H31)

**Contact**  
**Jane Elvin**  
0408 344 417  
[j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)  
**Josephine Elvin**  
0457 000 897  
[joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)



**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

**Disclaimer:** 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.

The two oversized bedrooms sit beside a sleepout offering an ideal space to add a walk-in robe, ensuite, or study. The tidy and quite original bathroom is located at the back of the home with a shower over bath with a separate toilet. The open plan lounge and formal dining is spacious in size, connecting via sliding doors to the covered back deck which enjoys a lovely, leafy aspect.

The real bonus of this home is the lower level, with 2.34m ceiling height and private entry. This level has a built-in bar, living room and office, the family have loved this space sharing special memories of parties and gatherings over the years. For many this will be the perfect work from home space, teenagers retreat, or potential granny flat. On the ground level there is also a bathroom with shower and toilet, laundry which could also convert to a kitchenette & covered BBQ area. Complete this outstanding package with a large shed in the back yard, double lock up garage with workshop, fenced yard, and split system air-conditioning.

Conveniently positioned in the much sought after Annerley, Moorooka, and Tarragindi junction; within the Yeronga State School catchment; close to all amenities including public transport and motorway, local shopping facilities, schools, and hospitals; with cafes, restaurants, pubs and the Toohey Forest walking trails nearby.

Standout features of 12 Errington Street at-a-glance:

#### UPPER LEVEL

- Elevated 541sqm block in a leafy residential street
- Character features of hardwood timber floors under the carpets, ornate cornices, ceiling roses and casement windows.
- Open plan lounge & dining upstairs.
- Back deck that connects via sliding doors.
- Very tidy eat in kitchen with great storage.
- Two good sized bedrooms with a sleepout or study
- Easy floorplan to add a walk-in robe & ensuite
- Main bathroom with shower over bath & separate toilet

#### LOWER LEVEL

- Separate front entry
- Sitting area at the front, a lovely place to enjoy the morning coffee.
- Living room with room for the pool table
- Quirky bar area
- Separate study
- 2nd Bathroom with shower & toilet.
- Covered BBQ area to the back
- Double garage + workshop + storage
- Separate shed in the back yard
- Fenced yard

Call Jane Elvin or Joey Elvin to discuss this opportunity further.



**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	1BA2H31
<b>Property Type</b>	House
<b>Land Area</b>	541 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Deck Floorboards Workshop Fully Fenced BAR WORKSHOP SHED OFFICE RUMPUS DECK FENCED

**Jane Elvin 0408 344 417**

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

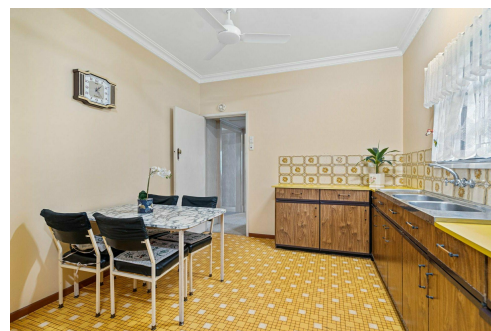
**Josephine Elvin 0457 000 897**

Property Manager & New Business Manager | Sales Associate to Jane Elvin | [joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

**LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369**

443 Ipswich Road, ANNERLEY QLD 4103

[annerleyyeronga.ljhooker.com.au](http://annerleyyeronga.ljhooker.com.au) | [admin@ljhookerproperty.com.au](mailto:admin@ljhookerproperty.com.au)



**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

**Disclaimer:** 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.



12 Errington Street **MOOROOKA**

2 | 2 | 2 | 243m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

**Disclaimer:** 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.