

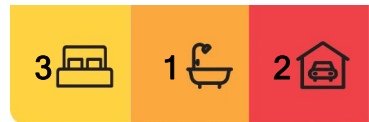
Moorooka, 28 Blackburn Street

ENTRY LEVEL BUYING - INVEST OR NEST

RENTAL APPRAISAL: \$600 - \$620 per week

Conveniently positioned in the much sought-after suburb of Moorooka, 28 Blackburn St is sure to appeal to both owner occupiers and investors alike. The character home enjoys many of the traditional features that we have come to love of this era - including timber floorboards, breezeways, high ceilings, VJ ceilings and walls, and casement windows.

The welcoming front porch provides a lovely space to watch the world go by and precedes an interior full of charm and character, with an easy and relaxed layout that you will appreciate. The air-conditioned open plan living and dining flows through stacker doors to the covered back deck, the perfect place to entertain. There is a 2nd entertainment space in the back yard, a great place to hang the hammock or even for the kids to play protected from the weather.



For Sale
INVITING OFFERS

View
Sat 4th May @ 11:30AM - 12:00PM

Contact
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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.

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The kitchen is tidy and has enjoyed some updates over the years with gas cooktop, electric oven, good storage, pass through window and breakfast bar. The three bedrooms sit to the front of the home, the main bedroom separated by a hallway, with French doors that open to the front porch for light and airflow. The 3rd bedroom is located off the porch and would make an ideal work from home space if needed. The updated bathroom sits to the back of the layout with shower over bath.

Underneath the house there is room for two cars, plus a separate lock up laundry and storage area. The home is fully fenced, suitable for kids and fur babies alike!

28 Blackburn St is ideally located close to St Brendan's Primary School, Moorooka State School, shops, park, and public transportation including train, making it a prime choice for anyone who wants to live in a thriving community with a city fringe location.

Features of 28 Blackburn St at a glance:

- Positioned on a spacious 493sqm block
- Character features - including timber floorboards, breezeways, high ceilings, VJ ceilings and walls, and casement windows.
- 3 good sized bedrooms - bedroom 3 ideally positioned for a work from home space
- Updated bathroom with shower over bath
- Tidy kitchen has enjoyed some updates over the years with gas cooktop, electric oven, good storage, pass through window and breakfast bar.
- Air-conditioned open plan lounge & dining
- Entertainment deck + a gazebo
- Front porch
- Laundry is under the house with a lock up storage area
- Room for 2 cars & more storage under the house
- Close to St Brendan's Primary School, Moorooka State School, shops, park, and public transportation including train.

Contact Jane Elvin or Joey Elvin if you would like to discuss further.



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More About this Property

Property ID	1BBWH31
Property Type	House
Land Area	493 m ²
Including	Air Conditioning Deck Floorboards Fully Fenced AIR CON GAS COOKTOP BATH DECK PORCH STORAGE GAZEBO TIMBER FLOORS FENCED

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

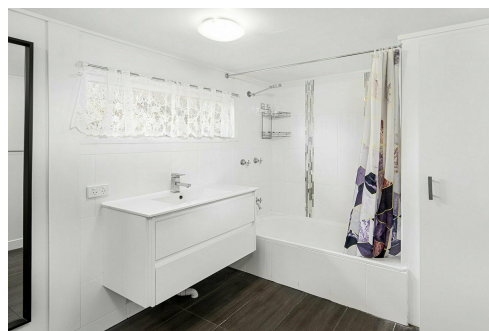
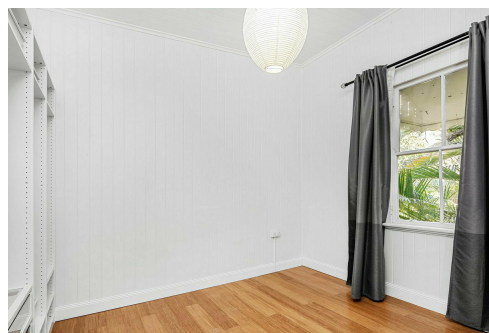
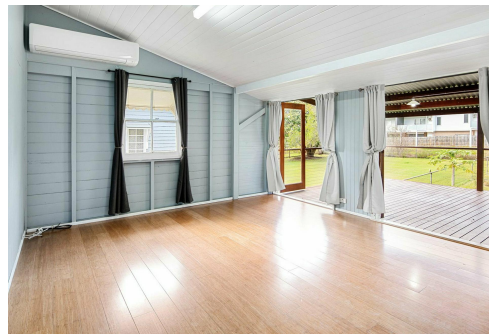
Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

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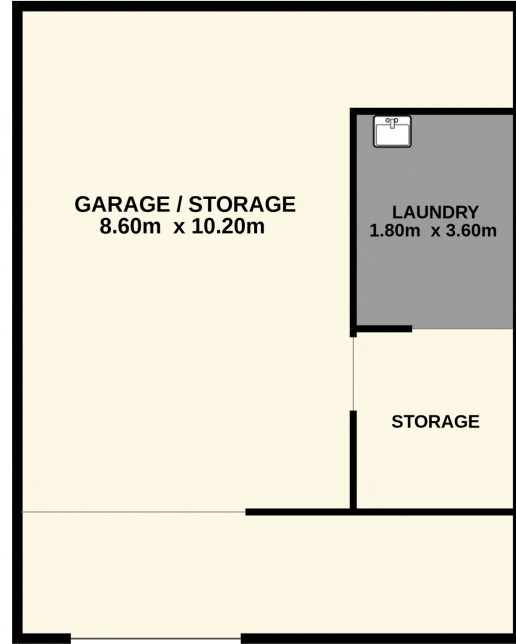
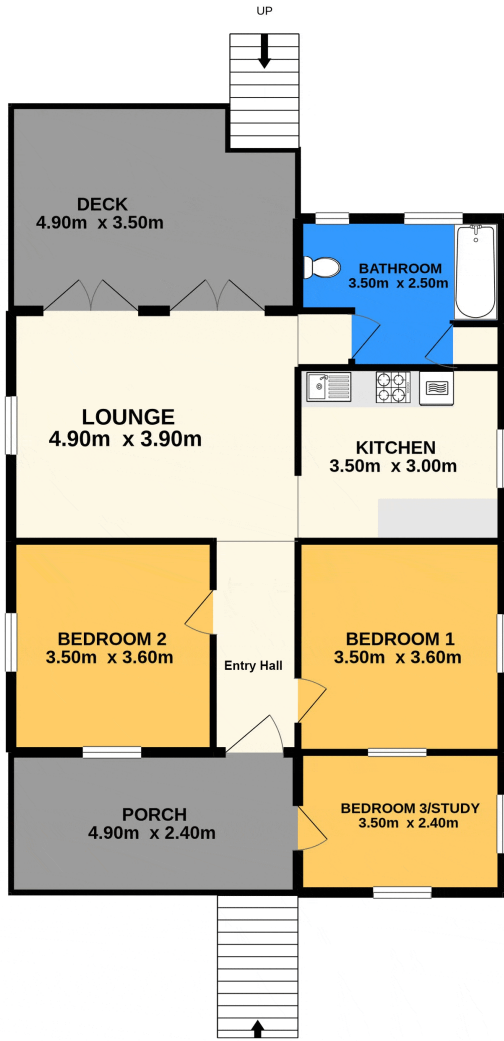
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28 BLACKBURN STREET, MOOROOKA
Total Approx. Internal Sqm. 78sqm.
Total Approx. External Sqm. 117sqm.
Approx. Total Sqm. 195sqm.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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