



47 Lusitania Street, Newtown

CLASSIC QUEENSLANDER

This charming Queenslander blends classic character with superb functionality, offering generous indoor space and an enviable corner position with dual street frontage - rare in this tightly held location just minutes to key neighbourhood hubs. Thoughtfully maintained and full of potential, this home caters perfectly to families, first home buyers and astute investors alike.

Property Features

- * Classic front verandah flowing to a dedicated work-from-home office with separate entry
 - * Central lounge room plus a spacious wrap-around sunroom
 - * Covered entertainer's deck perfect for year-round gatherings
 - * Two large air-conditioned bedrooms
- Master includes walk-in robe/ study area
- * Generous kitchen with abundant cabinetry and bench space
 - * Oversized gas burner stove for effortless cooking
 - * Huge updated bathroom and practical internal laundry
 - * Double carport plus powered handyman work shed
 - * Two interconnected garden sheds for tool and project storage
 - * Fully fenced private corner block with two-street access - 516m²
 - * Strong rental appeal: Approx. \$485 per week appraisal
 - * First time on market in nearly 50 years! Built circa 1890

Location & Infrastructure Highlights

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.

2 1 2

FOR SALE

Offers over \$799,000

AGENTS

Bruce Hutchison
0403 245 556
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AGENCY

LJ Hooker Property Centre
(07) 3286 2500



Education & Schools

- * Silkstone State School —Short drive or easy local access
- * Ipswich Grammar School —One of Queensland's most respected independent schools
- * Close to other options including East Ipswich Primary and Bremer State High School

Shopping & Retail

- * 1 min drive to Silkstone Village —cafes, fresh food, bakery and boutique shops
- * 2 min drive to Booval Fair Shopping Centre —Coles, Kmart, specialty stores, dining
- * Easy access to Ipswich CBD retail, Riverlink Shopping Centre & dining precincts

Transport

- * Convenient links to Brisbane Road & Warrego Highway - ideal for commuters
- * Local bus services along Lusitania Street to CBD, rail stations and surrounding suburbs
- * Quick connection to Ipswich Train Station (linking direct to Brisbane)

Recreation & Lifestyle

- * Nearby parks, walking paths and community green spaces add lifestyle value
- * Short drive to Queens Park, Ipswich Nature Centre and sporting facilities
- * Close to medical services including Ipswich Hospital and St Andrew's Private Hospital

This Queenslanders offers a rare combination of character, practical living spaces, centrally located and is waiting for you to have a home where the heart is.

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

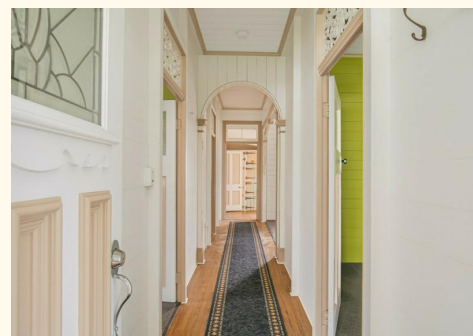
Property ID	BU28F2S
Property Type	House
Land Area	516 m ²
Including	Outdoor Entertaining Fully Fenced

Bruce Hutchison 0403 245 556

Independent Contractor - Starsky Enterprises Pty Ltd |
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47 Lusitania Street,
Newtown

-  2 Bedrooms + Office
-  1 Bathroom
-  2 Car Spaces + Driveway

Site Plan Legend

- 1. Driveway
- 2. Hot Water Tank
- 3. Water Tank
- 4. Shed
- 5. Clothes Line

Area Summary

Internal: 104m²
External: 69m²
Total: 173m²

Land Area: 520m²



ASPECT

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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Floor & Site Plan