

125 Ninth Avenue, St Lucia

Versatile Family Home in St Lucia




Auction On Site - 4th July @10am

Welcome to St Lucia's most tightly held pocket with this versatile family residence set on a flood-free 425sqm allotment with an impressive 15-metre frontage and valuable side access on both sides. Located in St Lucia's sought after avenues just moments from The University of Queensland, this exceptional family home presents outstanding lifestyle appeal.

Filled with natural light and refreshing breezes, this beautifully renovated home combines warm timber flooring with a crisp neutral palette to create an inviting and relaxed atmosphere throughout.

Connected by an internal staircase, the upper level unveils multiple spacious open-plan living areas. The well-appointed kitchen has been thoughtfully designed with quality appliances, a beautiful stone bench-top, and ample storage; it flows seamlessly to the dedicated family dining space.

Completing this level is a privately positioned master bedroom with ensuite, two generous bedrooms with built-in robes and a stylish main

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AUCTION

Sat 4th Jul @ 10:00AM

VIEW

Sat 13th Jun @ 11:00AM - 11:45AM

AGENTS

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 **LJ Hooker**

bathroom.

Downstairs is where the versatility of this property shines. The lower level features additional multipurpose accommodation including a private retreat / room with walk-in robe, a third bathroom, separate rumpus room a proper media room for the family and a dedicated laundry. A secure dual garage further enhances the practicality and flexibility of the home.

Additional features include all renovated bathrooms, ceiling fans, security screens, an additional carport in the front and outdoor entertaining deck which is leafy and very private.

Located only 8 km from the Brisbane CBD, the property enjoys close proximity to local cafes, restaurants, parklands and public transport options including the University of Queensland Ferry Terminal and Indooroopilly train station. Indooroopilly Shopping Centre and St Lucia Golf Links are also just moments away.

Situated within the highly sought-after Ironside State School and Indooroopilly State High School catchments, and near Brisbane Boys' College, St Peters Lutheran College and Brigidine College, this is an outstanding opportunity to secure a quality home in a blue-chip location.

Disclaimer:

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MORE DETAILS

Property ID 1MWHYT
Property Type House
Land Area 425 m2
Including Study
Air Conditioning
Ducted Cooling
Ducted Heating
Evaporative Cooling
Courtyard
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Eddie Singh 0450534643

Principal/Auctioneer | eddie.singh@ljhooker.com.au

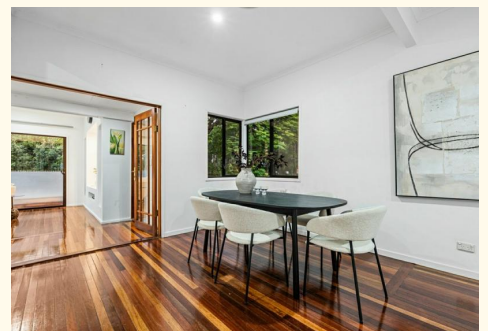
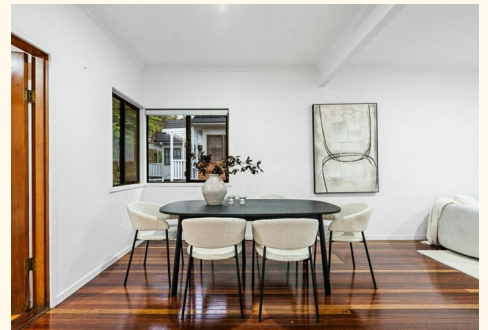
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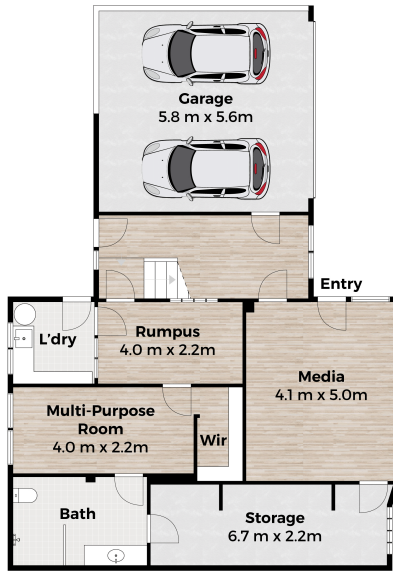
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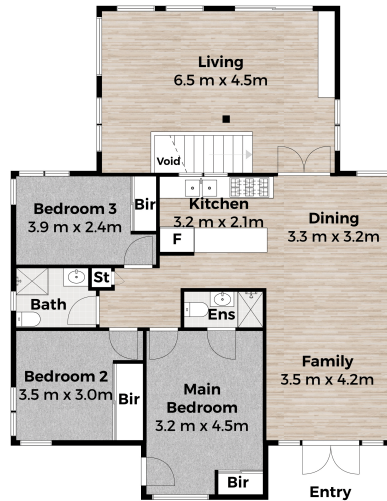




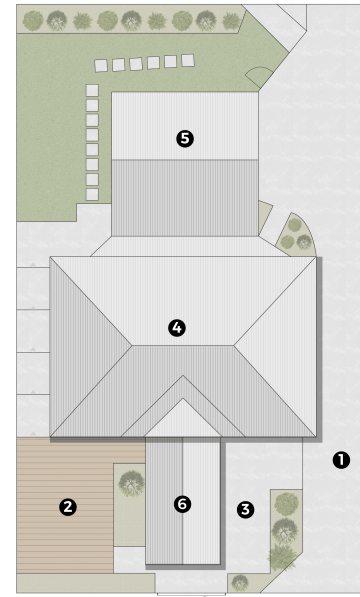
1. Driveway
2. Entertaining Deck
3. Courtyard
4. Residence
5. Garage
6. Carport



Ground Floor



First Floor



Site Plan

3 3 3 242sqm 425sqm



Scale in meters. Indicative only. Dimensions are approximate.
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