

## Stafford Heights, 43 Landscape Street

### 54 Years in the Making.

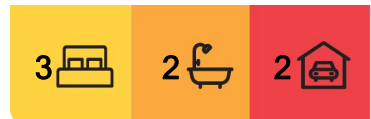
Built in 1970 with impeccable contributions from one family, this home now begins a new chapter for the first time in over 50 years.

Orientation is everything. The original owners thoughtfully designed the home to make the most of the north-east facing rear. Visiting the site when they purchased the land, and before the house was built, the sun's path was meticulously surveyed and the home designed accordingly. The thoughtfulness of this detail alone speaks to the care and love brimming within this property.

Other elements paint a picture full of love, care, and time. The floorboards are still in perfect condition. Opening the front door, you are embraced by a light-filled entry complete with open timber staircase and void. A frosted, private, and large window allows the light to enter this space. Shale tiling completes this space and the laundry, an addition from yesteryear which would not be out of place in a newly built home.



**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.



**For Sale**  
Open to Offers

**View**  
[ljhooker.com.au/1CHXF4N](https://ljhooker.com.au/1CHXF4N)

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**LJ Hooker Stafford**  
**(07) 3357 1888**

The large rumpus room downstairs has good ceiling height to match its cavernous space. With glass doors leading to the outside, enjoy this enclosed space and run between interior and exterior easily.

The light fittings and fixtures, reminiscent of the 1970s and 1980s, have been wonderfully maintained and fit the decor and style of the home perfectly. With a light refresh elsewhere, these details are the perfect addition to a contemporary home.

What could be a clearer sign of care and love than the verdant greenspaces on offer? Parcelled within different sections of the 827sqm block, you will find lovely pops of colour. Upon entering from the street, a wall of purple and orange flowers greet you. The front gardens are complete with bromeliads, monstera, and hedging which continues and privatises the wrap-around deck. The backyard is complete with a Queensland icon - a flowering jacaranda.

The greenspace in the backyard is matched by the leafy vista available. It will be difficult to find such a pleasant horizon that rises to greet you. To the west, you will see a lovely view of the mountains. The wrap-around timber deck and motorised awning mean you can enjoy this view, the backyard, and the al fresco spaces at all times throughout the day.

Features at a glance:

- \* 827sqm block with 18.2m frontage.
- \* Owner-occupiers live either side of the home.
- \* Elevated position with uninterrupted western views.
- \* Polished timber floors throughout first floor - stunning condition.
- \* Rear wrap-around timber deck, with motorised extendable awning.
- \* Modern air-conditioners in both the living room and main bedroom.
- \* Large main bedroom with ensuite and spacious built-in wardrobe.
- \* Lovely entry void with frost glass, open timber staircase, shale flooring.
- \* Ample space in internal laundry.
- \* Original kitchen and bathrooms.
- \* Rumpus room with glass sliding door access to backyard.
- \* Chic retro light fittings.
- \* Built-in bar bench on external deck.
- \* Sub-division potential - subject to BCC approval.

Call Simon to see how you can call this house, home.

## More About this Property

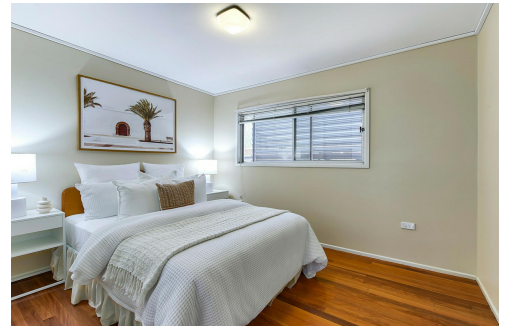
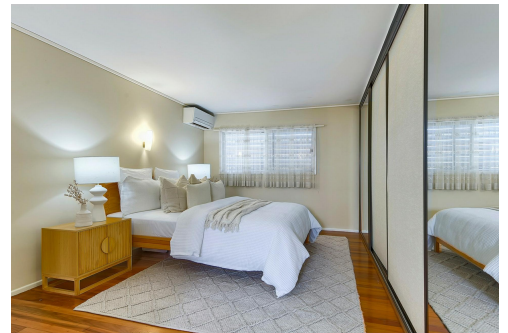
<b>Property ID</b>	1CHXF4N
<b>Property Type</b>	House
<b>Land Area</b>	827 m <sup>2</sup>
<b>Including</b>	Balcony Deck Outdoor Entertaining Built-in-Robes

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GROUND FLOOR



FIRST FLOOR

## 43 Landscape St, Stafford Heights



### FLOOR AREA SIZES

Internal 182m<sup>2</sup> | External 36m<sup>2</sup>

Garage 39m<sup>2</sup>

**TOTAL 257m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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