

Yeerongpilly, 47 Livingstone Street

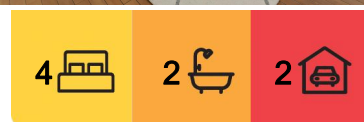
SOLD BY THE JANE ELVIN TEAM

Full of character and charm with high ceilings and VJs, 47 Livingstone Street in Yeerongpilly is ready for its next owner, offering plenty of opportunity to either extend or move in and start living. Whether you are a first home buyer; a downsizer looking for the living all on one level or an investor, this home ticks all the boxes.

Privately nestled behind the picket fence, you have the bonus of dual street entry. Enter the front door via Livingstone St and the garage via Park Lane, offering great space for extra cars or caravan.

With 4 bedrooms on offer, the main bedroom is ensuited (with a bath tub); bedroom two is across the hall, oversized with a wardrobe; the other two bedrooms are privately located at the back of the layout. The main bathroom has been updated, complete with a shower.

The modernized kitchen creates the hub of the home with an island bench, freestanding



For Sale
INVITING OFFERS

View
l.jhooker.com.au/1ESPH31

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gas oven, large pantry, and ample bench and storage space for the cook of the home to enjoy. The dining room sits open plan to the kitchen with plenty of room for the oversized dining table & sideboard. The spacious living room is located at the back of the layout, separating the back bedrooms, and connecting through to the dining room.

Descend the back stairs to the covered entertainment space. This area offers flexible use, where you can either park four cars undercover, or two cars and use the rest of the space as an entertainment area. The double carport has a remote-controlled door, plus a sliding gate. The fenced backyard provides a space for the kids and fur babies to play, enjoying a lovely garden and Hills Hoist.

Complete this outstanding opportunity with both ducted air-conditioning and split system air-conditioning, 18 solar panels, workshop & storage.

Ideally positioned within walking distance of Yeerongpilly train station, Yeronga Primary & High Schools. This location offers easy access to the QLD Tennis Centre, the new development at Yeerongpilly Green with shops, restaurants and cafés, Brisbane Golf Club, Major Hospitals, Universities, Prestige Private Schools, shops, parks and transport. Yeerongpilly offers an outstanding lifestyle, only 5km from the CBD.

Notable features of 47 Livingstone Street at a glance:

- Character features with high ceilings & VJs throughout
- Fully fenced 405sqm block with 2 street entries - perfect for extra vehicles & the caravan
- Secure front porch
- 4 good-sized bedrooms
- Two bathrooms including an ensuite
- Modernized kitchen with large island bench, stone benchtops, timber cabinetry, feature lighting & freestanding gas oven
- Dining room sits open plan to the kitchen
- Spacious living room at the back of the home, separating the back bedrooms
- Landscaped low-maintenance garden
- Covered entertainment area downstairs with flexible use (can park 2 cars undercover)
- Double carport with a remote-controlled door & sliding gate
- Plenty of storage space under the house & workshop
- Flood Free
- Ducted & split system air conditioning
- 18 solar panels
- Walking distance to Yeerongpilly train station, Yeronga Primary & High Schools
- Easy access to the QLD Tennis Centre, Yeerongpilly Green, Brisbane Golf Club
- Major Hospitals, Universities, Prestige Private Schools, shops, parks & transport at your fingertips
- 5km to the CBD

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



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More About this Property

Property ID	1ESPH31
Property Type	House
Land Area	405 m2
Including	Ensuite Air Conditioning Ducted Cooling Outdoor Entertaining Workshop Remote Garage Solar Panels

Jane Elvin 0408 344 417

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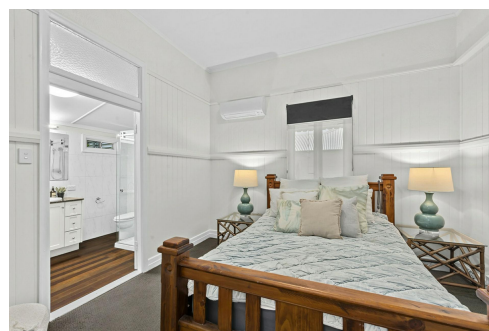
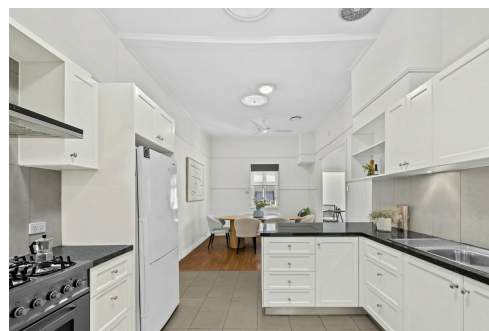
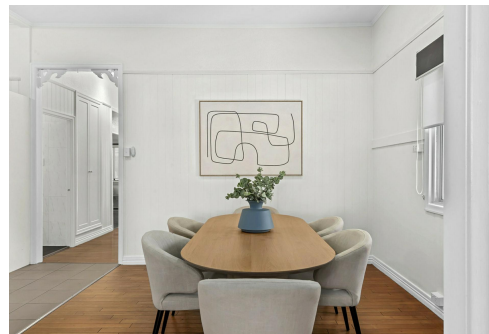
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Jane Elvin Property

47 Livingstone
Street
YEERONGPILLY

-  4 Bed
-  2 Bath
-  2 Car

Internal : 207m²

External : 92m²

Total Area : 299m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

