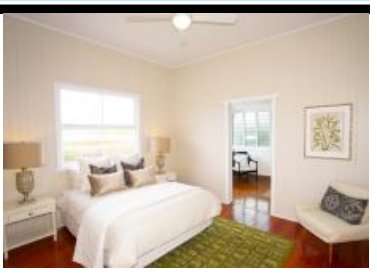
Brendale Commercial & Industrial









LUTWYCHE

80 Gilbert Rd

PERFECTLY POSITIONED QUEENSLANDER WITH SELF CONTAINED UNIT

EXCLUSIVE AGENCY

UNDER OFFER

Inspections by Appointment

Situated at the juncture of exclusive family friendly inner city suburbs of The Grange, Gordon Park, Windsor and Lutwyche, this 280m2 character filled home is perched on a well-positioned 524m2 parcel of land.

Surrounded by beautiful homes in a picture perfect, wide, tree lined street this classic Queenslander style home has been enhanced with a 105m2 fully self-contained ground floor unit complete with second kitchen, bathroom and personal entry. Perfect for extended family (granny flat), home business, teenage retreat or as additional family living space this unique and sort-after planning arrangement will ensure this exclusively located home gets acquired quickly.

Greeting you upstairs is a large sunlit sitting room, which guides you past the dedicated mudroom (an entire room with airing window for school bags and coats!) and into the welcoming heritage lounge area. With its beautiful timber flooring and fresh white walls, the character in the home is retained through soaring ceilings, original timber VJ 'tongue and groove' walls and decorative features throughout.

You will be spoiled for choice with 5+ bedrooms which can either be retained for a large family or repurposed to provide a variety of comfortable elevated spaces. The large window lined private sunroom could function as a master bedroom retreat, living or hobby space. With the addition of a dividing wall this sun filled breezy room could easily become 2 additional spaces or be renovated into indulgent dressing rooms/ ensuites for the existing bedroom suites.

Additional to the bedroom spaces are three separate large living spaces (formal upstairs living room, enclosed verandah sitting room/ study and downstairs living space). Another cosy feature of this home includes the modern-style galley kitchen's eat-in banquette area under classic casement windows complete with textured original 'artico' frosted glasswork.

Property highlights include

- Very flat 524m2 block complete with eastern facing aspect

- 280m2 total living space across two generous floors

Price	SOLD
Floor Area	0
Suburb	Lutwyche
Address	80 Gilbert Rd
Property ID	1247

AGENT DETAILS



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