

**34 Lionel Street, Nudgee, Qld 4014**

**House For Sale**

Thursday, 9 January 2025



**34 Lionel Street, Nudgee, Qld 4014**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## FOR SALE

This family home is sure to impress with its modern design, intelligent floor plan and great living spaces for the whole family to enjoy. As you enter the home you are welcomed by a soaring void with feature lighting. The downstairs floor plan is well-designed for families and entertaining, with a bright, open plan kitchen overlooking the living and dining areas creating a great flow. These areas also connect to the outdoor patio which extends the living spaces and can be enjoyed all year around with electric screen blinds. You'll also find the practicalities of a great home, including a separate laundry with side yard access, large two-car garage, a downstairs powder room, a large walk-in pantry as well as ample storage cupboards. Leading out from the living and dining spaces is the recently landscaped backyard. It is well maintained and offers great space for children to play with plenty of space for a pool (STCA). Upstairs you'll find the second living area, which has ample space for a TV and couch and would suit a second children's entertainment space or play area as well as a separate home office which enjoys air-conditioning, ceiling fan and great natural light. Three of the four bedrooms are upstairs and all very spacious, with built-in wardrobes, ceiling fans and ducted air-conditioning. The master bedroom has a modern ensuite and large walk-in wardrobe. The home boasts plantation shutters throughout the upper level to ensure privacy. The family bathroom features a full bath and large vanity, with great storage. This home is filled with natural light, enjoys lovely breezes and is positioned in a very quiet family friendly street. Features:- Four large bedrooms with built-in robes plus a separate home office- Two bathrooms plus large powder room downstairs which could be a third full bathroom- Large, modern kitchen opening to living and dining areas - Gas cooking and double sinks- Well maintained backyard - Solar power - Zoned ducted air-conditioning throughout- Ceiling fans throughout- Separate laundry with side yard access - Security system- Ideal location for families - Second living area - Large under stair storage, walk-in linen storage- Secure two-car garage - Family friendly neighbourhood The home is ideally located close to important amenities and entertainment precincts. St Pius V Primary School, Earnshaw College and Nudgee College are all very close by, plus there is ample public transport, including rail, for those travelling to schools or work out of the suburb. For those who love to get out on the weekends, you will find Nudgee's bike and walking paths on your doorstep, as well as being a short drive to Nudgee Beach where families can fish or walk their dogs on the dog beach. If you're more of a foodie, look no further than Banyo's bustling food and beverage precinct, with local cafes, wine bar and brewery as well as multiple restaurants to choose from. And when you are looking for a road trip, the home is minutes from the Gateway Motorway, Brisbane Airport and a short 25-minute drive to the CBD. Please call Narelle Lorensen on 0439 201 011 or Harleigh Harris on 0428 609 266 should you have any further questions or would like to arrange an inspection. Disclaimer: This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.