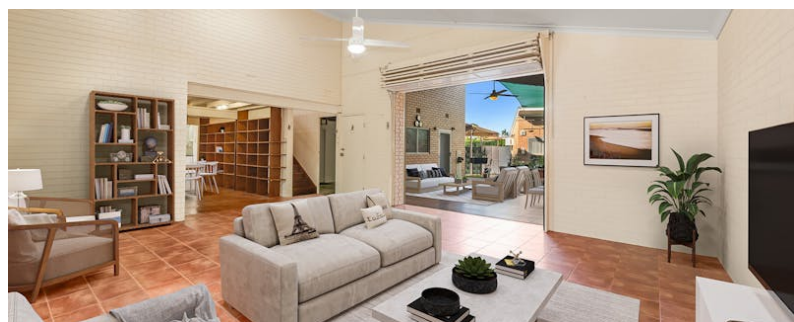




## 20 Mccubbins Street, EVERTON PARK, QLD 4053

### ARCHITECTURAL FLAIR TO PREMIUM DUAL LIVING SPACES - BLUE CHIP LOCATION

...talk to Di about the breathtaking cathedral ceilings soaring up to five metres high to the grand patio, designed for effortless entertaining and the expansive ground-floor living area that creates an amazing sense of space. These two remarkable spaces are joined by a 3.04m x 2.5m Crimsafe style, recessed sliding door protected by a purpose built, remote control bifold door. The pavilion-style patio provides access to a standalone, air-conditioned Studio/Office. With a lift from the ground floor dining room to the upper floor lounge room and wheelchair friendly access throughout, this home presents a fantastic opportunity for dual living. The astute buyer will recognise the huge proportions of the ground floor by viewing the floor plan. This level also includes a bathroom and large modern kitchen with plenty of bench and soft close drawer storage. A dishwasher, recessed china double sink and huge walk-in pantry mean there is more than enough space to host the largest of functions.

The upper level has a separate kitchenette and dining room with stunning leafy views over the suburb from well-located windows. The north easterly facing balcony is a perfect sunny spot for a coffee on a winter morning and a cool drink on a summer afternoon. This home is located in a pretty tree lined, peaceful street, well elevated above the road and has a commanding wide frontage. Much loved gardens surround the home including a number of producing fruit trees. The upstairs living area and bedrooms are generous in size and the main bedroom has an updated, two-way ensuite bathroom attached and a separate toilet. Fully fenced with very little grass to

**TYPE:** For Sale

**INTERNET ID:** 95P2936

**SALE DETAILS**

**FOR SALE**

**CONTACT DETAILS**

**Elders Real Estate Everton Park**

537 South Pine Road  
Everton Park, QLD  
07 3355 7854

**Di Webb**

0413 263 636

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

mow, means there is plenty of safe space for pets and children.

This location is brilliant, situated in the highly regarded Trout's Estate - walking distance to the lively atmosphere of the Park Lane Dining Precinct, Everton Park State School, bus stop, Northside Christian College, North West Private Hospital and Specialist Centre. You are 5 minutes away from your choice of supermarkets and all beauty/professional services, under 10 km to Brisbane City and Westfield Shopping Centre at Chermside. Everton Park is central to a wide range of quality state and private schools within a 10-minute drive. Easy access to the Airport Tunnel Link and Clem 7 taking you quickly to anywhere in Brisbane. This highly sought after suburb is the place to be - the Capital Growth is fantastic and you will become part of a friendly community and watch your family thrive and flourish!

...talk to Di about these sensational features

Huge ground floor living area

Pavilion style patio and media room

Seamless indoor/outdoor living

Cathedral ceilings

Separate Studio/Office (separate fuse)

Crimsafe style recessed sliding door

Remote control bifold panel-lift door

Large modern kitchen

Soft close drawers/plenty of storage

Dishwasher

Recessed porcelain double sink

Huge walk in pantry/store room

Tiled flooring

Lift to upper level

Internal stairs

Polished timber floors

Kitchenette/dining room

Balcony

North easterly aspect

Ensuite (two way)

Separate toilet

Built in wardrobes

Air conditioning in all bedrooms

Large laundry

Hws replaced 2024

Solar Power 5kw

Fully landscaped

Extensive gardens

20 fruit trees

Planter tanks in Zen Garden (3x 1670L)

Water tanks 3 x 1200L

Fully fenced

Remote control garage doors

No mow lawns at rear

Elevated location

Treetop views

Wide frontage

Carport for boat/van

Wheel chair friendly

Bespoke dual living

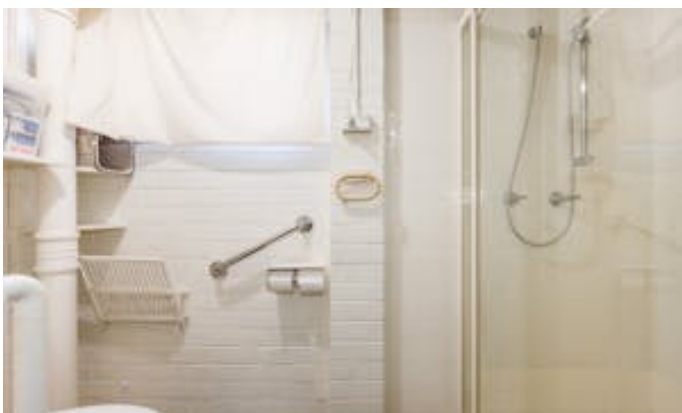
Quiet neighbourhood

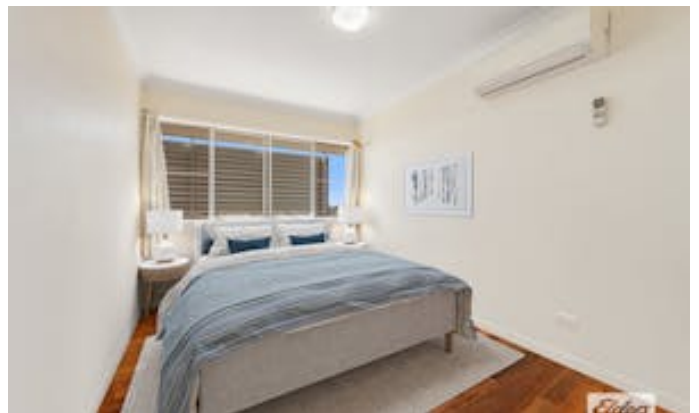
Pretty tree lined street

Space for two families to live with pleasure!

- Land Area 645.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Double carport

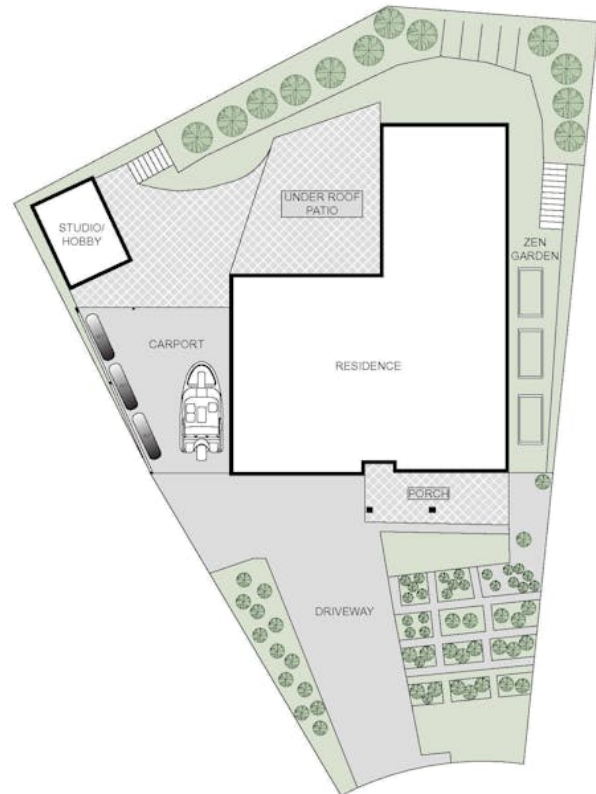












SITE PLAN (NOT TO SCALE)



|              |                        |
|--------------|------------------------|
| INT          | : 239.00m <sup>2</sup> |
| EXT          | : 62.00m <sup>2</sup>  |
| GARAGE       | : 34.00m <sup>2</sup>  |
| CARPORT      | : 40.00m <sup>2</sup>  |
| STUDIO/HOBBY | : 12.00m <sup>2</sup>  |
| TOTAL        | : 387.00m <sup>2</sup> |

Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
 Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## 20 McCubbins Street, Everton Park