

Just Listed



76 Denning Rd, Bracken Ridge



## NEAT, NATURAL LIGHT AND VENTILATION & READY TO MOVE IN!

Fresh, bright and neat on a quiet family-friendly pocket.

This family home ticks all the boxes for easy living in the heart of Bracken Ridge. With a sunny north-east front aspect, two separate living areas and a great outdoor entertaining space, there are room here for everyone to relax, spread out and enjoy.

Set on a perfectly rectangular 452m<sup>2</sup> block, the home has just been freshly painted and fitted with brand-new carpets in all bedrooms and the family room—so all the hard work's been done. Move straight in and start enjoying the comfort and convenience of a home that feels fresh, clean and welcoming from the get-go. The living / lounge area, kitchen, laundry, bathroom and toilet have tiled floorings.

There are four bedrooms (including a master with ensuite), a bathroom, separate toilet, living and kitchen areas, and separate family or rumpus room. Air conditioning over the living area and kitchen. Fans in all bedrooms and family / rumpus room, and the living - lounge area which

 4  2  2  452 m<sup>2</sup>

Price	Price Guide
	\$980,000
Property Type	Residential
Property ID	1295
Land Area	452 m <sup>2</sup>
Floor Area	200 m <sup>2</sup>

### INSPECTION TIMES

Sat 26 Jul, 1:30 PM - 2:00 PM

### AGENT DETAILS

Eric Wan - 0412 829 255

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
(07) 3219 8500

already has an air-conditioner.

The front bedroom, strategically positioned close to the entrance of the home, serves as a great home office separate from privacy of the family living area.

Step outside and you'll find a covered pergola area with ceiling fan, ideal for weekend BBQs or relaxing with a drink while the kids or pets play in the backyard.

There's even a solar hot water system to help keep those bills down.

Again, here's what you'll love:

- Light-filled north-east facing front
- Quiet road with the occasional light traffic in a family friendly area
- Brand-new carpet in all bedrooms + family room
- Fresh paint throughout the interior for walls and doors
- Two separate living areas : the lounge living area and the family rumpus room
- Air-con and ceiling fan in the living - lounge room + ceiling fans in all rooms
- Master bedroom with ensuite & built-in robe
- Bathroom and separate toilet
- Laundry with access to the backyard
- Covered outdoor entertaining area with ceiling fan
- Remote-control double garage
- Electric stove & oven
- Solar hot water system
- Low-maintenance yard with plenty of privacy

PRE SALE REPORT for BUILDING and PEST just completed, is available for your review.

#### LOCATION FEATURES/ WALK SCORE :

- Bald Hills Train Station ( 12 mins walk : 900m )
- Norris Road State Primary School ( 3mins drive : 1.8km )
  - St Joseph's Nudgee College ( 9 mins drive: 4.7km )
  - Bracken Ridge Plaza (Coles, restaurants, cafes) : 4 mins drive: 1.3km )
  - Bracken Ridge Swimming Pool and family park ( 5 mins drive : 3.4km )
  - Brisbane City ( 29 mins drive : 18km )
- Brisbane Airport ( 19 mins drive : 18km )
- Prince Charles Hospital ( 17 mins drive : 8.4 km )
  - Westfield Chermside Shopping Centre and Dining Hub (13 mins drive: 7.4km)



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