







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 452m² 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, seperate toilet, living and kitchen areas, and seperate 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 m2

Price SOLD for \$1,000,000

Property TypeResidential

Property ID 1295

Land Area 452 m2

Floor Area 200 m2

AGENT DETAILS

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 seperate 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 seperate 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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