



12 Phaius Street, Acacia Ridge

## Rare Legal-Height Dual Living with Room for the Whole Fleet

Finding a home that comfortably fits a growing family is one thing; finding a home that offers two completely independent, legal-height living levels is quite another. Welcome to 12 Phaius Street, Acacia Ridge - a massive, seven-bedroom residence designed to adapt to your life, whether you are housing a large tribe, hosting extended family, or seeking a savvy dual-living setup.

### Highlights:

- Fully self-contained ground floor with 2.5m ceilings, private kitchen, and 3 bedrooms
- Updated kitchen upstairs with soft-close overhead cabinetry and dishwasher less than one year old
- 5 air-conditioners, including an air-conditioned upstairs living area, study nook and covered balcony
- High-efficiency living powered by an 18-panel solar system and an 8,000L water tank
- Move-in ready with a restored roof, polished timber floors, and freshly painted interiors.
- Ultimate connectivity; Moments from parks, schools, sports, and shopping

As you pull up, the first thing you'll notice is the incredible provision

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### FOR SALE

Please Call

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### AGENCY

LJ Hooker Property Partners  
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 LJ Hooker

for vehicles. Between the double garage, multiple carports, and dedicated caravan parking, you have room for six vehicles or all the toys a weekend adventurer could want.

Step through the entry porch into a ground floor that defies the standard downstairs feel, featuring 2.5m legal-height ceilings throughout that allow this level to function as a fully self-contained residence. The lower hub includes a massive 10m multi-purpose room or workshop that serves as the ultimate hobby space, alongside three well-sized bedrooms, a dedicated kitchen, and a full bathroom.

Follow the stairs to the first floor where rejuvenated timber flooring adds warmth and character to the light-filled upper level. The heart of the home is an open-plan living and dining area that flows into a modern kitchen equipped with soft-close overhead cabinetry and a dishwasher less than a year old.

Your private sanctuary awaits with four additional bedrooms, including a master suite, all featuring built-in robes and air conditioning for year-round comfort. This level is completed by a covered balcony that provides a perfect vantage point over the fully fenced, grassy backyard.

The current owners have meticulously maintained the bones of this property so you can move in with total peace of mind, as the home boasts a rejuvenated and restored roof, freshly painted interiors, and new lighting throughout. It is also a smart, sustainable investment featuring a robust 18-panel solar power system and an 8,000L water tank with dual outdoor taps to keep your utility bills low.

Perfectly positioned for family convenience, this home is surrounded by an array of local amenities that cater to every lifestyle. Within a short walk or quick drive, you'll find Mortimer Road Park and its popular airport-themed playground just 800m away, while active weekends are sorted with the Iceworld Olympic Ice Rink and South Sports Club both located within a 1km radius. Quality education is right on your doorstep, with Our Lady of Fatima Catholic Primary School a mere 650m stroll and Acacia Ridge State School just 1.2km from home, with Glenala State High School reachable in under 6km. Daily essentials are effortless to manage with the Acacia Marketplace Shopping Centre only 1.2km away, ensuring that everything your family needs is always within easy reach.

Situated on a 546m<sup>2</sup>/u178? block, this high-capacity residence is a rare find ready for its next chapter. Inspect, fall in love, and come ready on auction day. Contact Gary Liu for more information.

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## MORE DETAILS

Property ID B41TF4R  
Property Type House  
Land Area 546 m2  
Including Study  
Air Conditioning  
Toilets (2)  
Dishwasher  
Built-in-Robes  
Fully Fenced  
Solar Panels  
Water Tank

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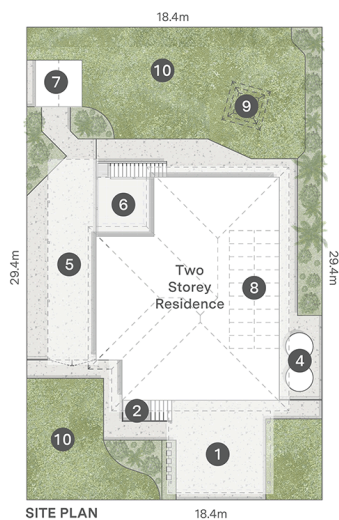
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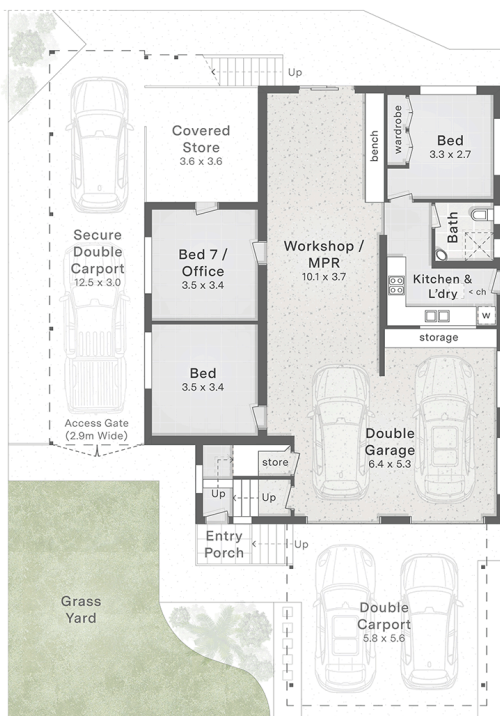
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- 1. Double Carport | 2. Entry Porch
- 3. Caravan Parking | 4. Water Tanks
- 5. Secure Double Carport
- 6. Covered Balcony | 7. Garden Shed
- 8. PV Solar Panels | 9. Hills Hoist
- 10. Grass Yard



SITE PLAN

Phaius Street



GROUND FLOOR  
2.5m Ceiling



FIRST FLOOR  
Ceiling up to 2.5m

12 Phaius Street Acacia Ridge

Internal 278m<sup>2</sup> | Balcony & Porch 17m<sup>2</sup> | Carports & Covered Store 84m<sup>2</sup>



Gary Liu 0450 996 996

- 546m<sup>2</sup> Land Size
- 7 Bed + Study Nook
- 6 Car
- 2 Bath

Total 379m<sup>2</sup>

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