

Acacia Ridge, 13 Stanley Street

Your family's ticket to the sweet southside life

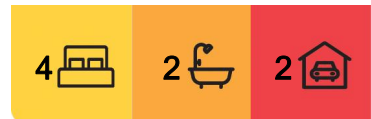
Offering a generous footprint of 4 bedrooms and connected living and dining spaces beside an updated kitchen, this low-maintenance brick lowset could be where the exciting next chapter of your family story begins!

Highlights:

- 4 newly carpeted beds, 3 with BIRs, master with A/C + ensuite with shower
- Chic kitchen with new electric cooktop/oven, island dining bar, dishwasher
- A/C in the adjacent tiled dining room that opens onto a big, covered timber deck
- Open tiled lounge between entrance & dining room with ceiling fan & deck views
- Family bathroom with shower, tub, separate toilet
- Double garage with laundry at back, alarm system, neat lawned gardens, fenced rear yard
- Morden Colorbond fencing offers long-lasting privacy and enhanced security
- Walk to local Acacia Ridge shops & Watson Rd State School



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/B2C7F4R

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LJ Hooker Property Partners
07 3344 0288

- No more than 14 min drive to SBH Shoppingtown & Calamvale Community College
- Walking distance to bus stops with routes to CBD, Sunnybank Hills.

All the boxes are ticked here for a harmonious household with plenty of spacious sleeping retreats - the master perfectly distanced from the others, and a substantial fan-cooled lounge partially separated from the combined dining room and kitchen.

Cooks will spot the new electric cooktop and oven in a flash, and appreciate the time-saving dishwasher, easy-clean tiled splashbacks, and island dining bar to facilitate traffic flow.

While the master has its own ensuite with a shower, the main bathroom is well-appointed with a shower, tub and separate toilet, and central to the other bedrooms. If you need more recreational space, you could use the room located behind sliders off the dining area as a media/rumpus instead.

Whatever the weather, you have the option to entertain comfortably alfresco style on the large, covered deck accessed off the air-conditioned dining room. This has timber underfoot and spills directly onto cushioned lawns in the fenced rear yard. Morden Colorbond fencing offers long-lasting privacy and enhanced security.

At the front, you'll find off-street parking along a driveway leading to a secure double garage with remote access. The garage includes laundry facilities at the rear, along with internal access to the house and side access to the backyard. The backyard, fully secured, features raised garden beds and a children's sandpit, providing the perfect space for quality family time.

On foot, you can walk easily to your local Acacia Ridge shopping hub, which has a handy chemist and quick eats, and Watson Road State School and bus stops with routes to CBD, Sunnybank Hills. By car, it's no more than 14 minutes to bigger shopping precincts like Sunnybank Hills Shoppingtown and Calamvale Central for the big-brand supermarkets and more, and 14 to popular Calamvale Community College, for which this address is zoned.

Get in the game in a suburb close to everything and a home with much to offer a young family.

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More About this Property

Property ID	B2C7F4R
Property Type	House
Land Area	405 m ²
Including	Ensuite Air Conditioning Toilets (2) Alarm Dishwasher Built-in-Robes Fully Fenced Remote Garage

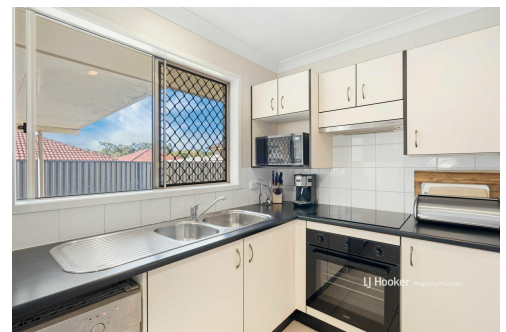
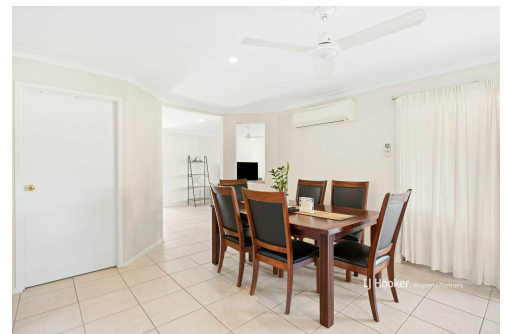
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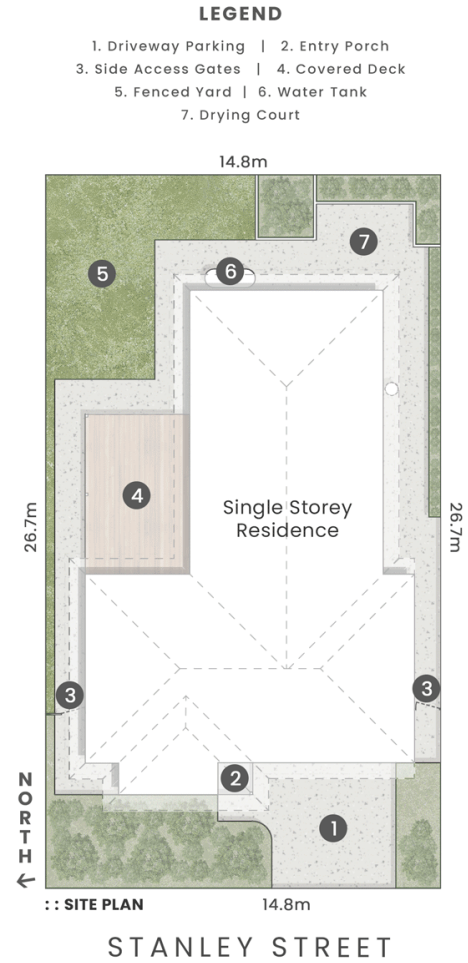
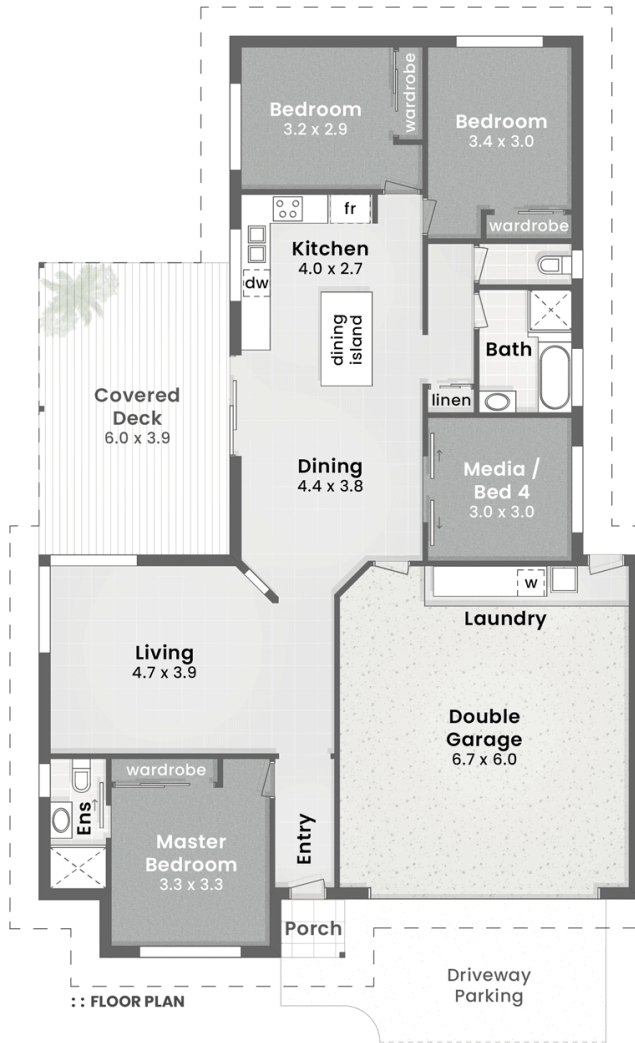
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LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. Side Access Gates | 4. Covered Deck
- 5. Fenced Yard | 6. Water Tank
- 7. Drying Court

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13 Stanley Street
ACACIA RIDGE

405m² | 4 Bed | 2 Bath | 2 Car + Off-Street

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Internal 171m² | Deck & Porch 25m² | **Total 196m²**

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