

## Acacia Ridge, 15 Hodel Street

SOLD BY JONATHAN WANG & LYNDA SIMPSON

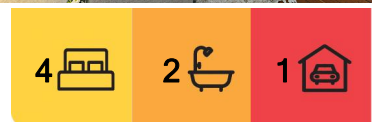
Nestled on a substantial 701m2 block in a peaceful, tree-lined neighbourhood, this characterful post-war home is a delightful blend of charm and modernity, ideal for first home buyers and families. It boasts four exceptionally spacious bedrooms, complemented by high ceilings throughout, creating an airy and open ambiance. The expansive fenced backyard is a standout feature, offering ample space for outdoor activities and the potential for a granny flat (STCA), presenting an opportunity for a dual living situation. Situated within walking distance of amenities including Acacia Ridge State School, bus services, and parks, this property is perfectly positioned for family living.

Highlights:

- Charming post-war residence with two generous living areas, gorgeous



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**For Sale**

Please Call

**View**

[ljhooker.com.au/B1BNF4R](http://ljhooker.com.au/B1BNF4R)

**Contact**

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**07 3344 0288**

distressed timber floors and soaring high ceilings throughout

- Four exceptionally spacious bedrooms with modern main bathroom and master ensuite
- Expansive fenced backyard with potential for granny flat (STCA)
- Huge two-way master features private entry direct from backyard
- Walking distance to Acacia Ridge State School, buses, and parks for idyllic family living

Situated in a serene Acacia Ridge pocket, this home offers an ideal balance of community and convenience. Families will appreciate the proximity to Acacia Ridge State School and the ease of access to efficient bus services. Nearby Mortimer Road Park provides a green space for relaxation and play, enhancing the area's family-friendly appeal. The home is also conveniently close to the bustling Acacia Marketplace and various shopping centres, ensuring that essentials, dining, and shopping are always within easy reach.

- 110 m to bus stop
- 550 m to Acacia Ridge State School
- 900 m to Mortimer Road Park
- 1.1 km to SunRise Kids Early Education and Care
- 1.5 km to Acacia Marketplace
- 1.6 km to IGA Acacia Ridge
- 4.2 km to TAFE Queensland Acacia Ridge Campus
- 5.6 km Glenala State High School

The home's exterior showcases a timeless post-war timber design with a well-maintained facade, presenting a classic and inviting appearance complemented by immaculate lawns that enhances its curb appeal. A driveway down the side offers a surplus of parking options, with it concluding in a single garage or workshop space, providing ample room for vehicles and additional storage needs.

Casement windows, rich-toned timber floorboards and soaring high ceilings grace the charming interior which can be reached via steps leading up to a covered front porch. Inside, the gorgeous, treacle hue of the floorboards that contrasts beautifully with the crisp neutral walls will be the first thing that grabs your attention.

An expansive fan-cooled living area sits waiting for your relaxation or hosting needs upon entry, it topped by modern downlights for a stylish nighttime transformation. While the floorplan is simple, it's also effortlessly flexible with a combined kitchen and intimate meals area found further within and surrounded by four exceptionally spacious bedrooms - all fan-cooled and with shared use of a modern main bathroom with a handy shower-over-bath combo.

The large open-style kitchen also has an overhead fan and is well-equipped with storage above and below the benchtops for complete versatility. It has a modern appeal too with tiled splashbacks and quality electric appliances including a dishwasher, cooktop and oven, and rangehood - truly a perfect space for culinary enthusiasts and wholesome family cooks alike.



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You can access the kitchen externally from a handy side door near the garage – that makes two entry points, with a third at the very back of the house, straight into the master bedroom.

The master set-up is what makes this place so appealing. This large room has a lofty 2.8 m ceiling and, along with the external entry, it has a door at the other end leading into a passageway just off the kitchen. Equipped with an open ensuite with modern shower and vanity, as well as a separate toilet, the master suite is the ultimate private retreat.

The expansive fenced backyard, perfect for rambunctious pets and kids, already has a couple of concrete pads in place should you choose to build a granny flat for relatives, guests or even tenants for extra rental income (STCA). There's also a decent-sized garden shed for additional storage.

This characterful post-war home offers an exceptional blend of spacious living, timeless charm, and a prime location, making it a perfect choice for families and first home buyers. We invite you to seize this opportunity to create lasting memories in a home that promises comfort, convenience, and a touch of class. Contact Jonathan Wang or Lynda Simpson today.

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JXW Enterprise Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	BIBNF4R
<b>Property Type</b>	House
<b>Land Area</b>	701 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2) Dishwasher Outdoor Entertaining

### Jonathan Wang

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### Lynda Simpson

Agent | [lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

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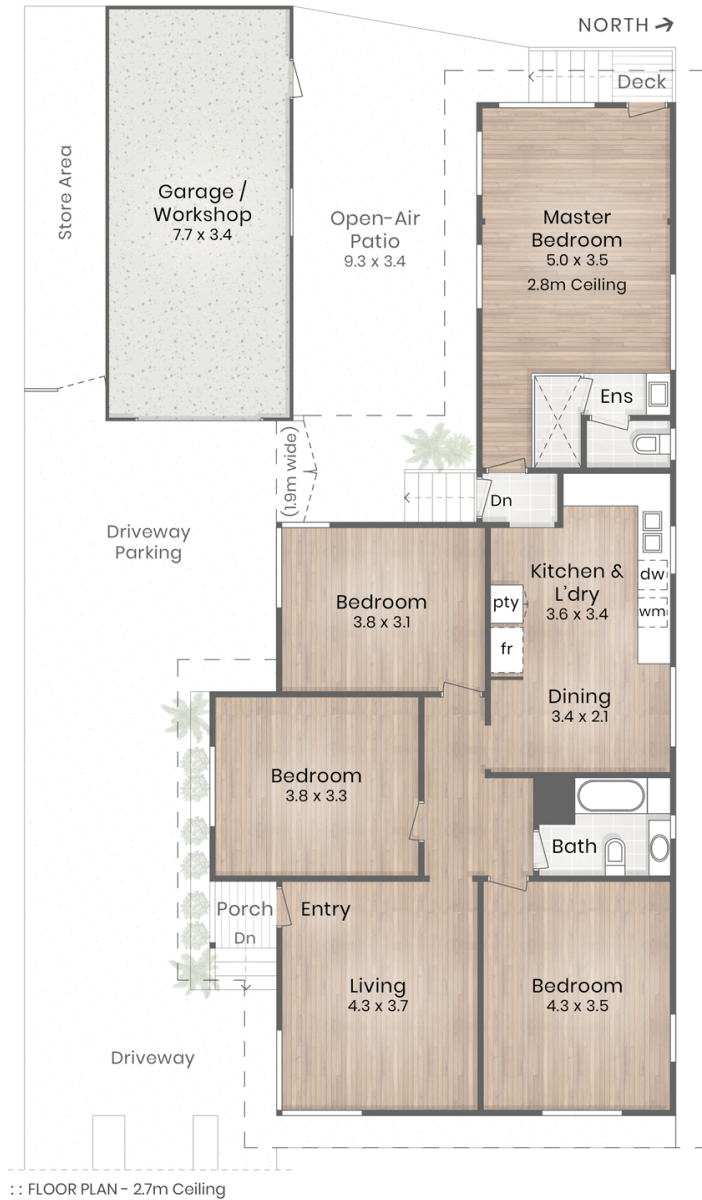
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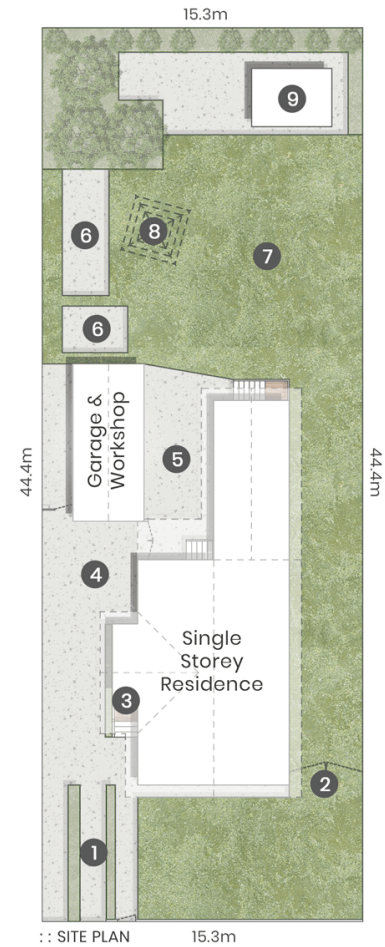


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- LEGEND**
- 1. Driveway | 2. Side Gate Access (3.6m wide)
  - 3. Entry Porch | 4. Driveway Parking
  - 5. Open-Air Patio | 6. Concrete Pads
  - 7. Fenced Grass Yard | 8. Hills Hoist
  - 9. Garden Shed (4.0 x 2.9)



**HODEL STREET**

**15 Hodel Street ACACIA RIDGE**

**701m<sup>2</sup> | 4 Bed | 2 Bath | 1 Car + Off-Street**

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**Internal 116m<sup>2</sup> | Garage & Workshop 27m<sup>2</sup> | Porch & Deck 3m<sup>2</sup> | Total 146m<sup>2</sup>  
Open-Air Patio 32m<sup>2</sup>**

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