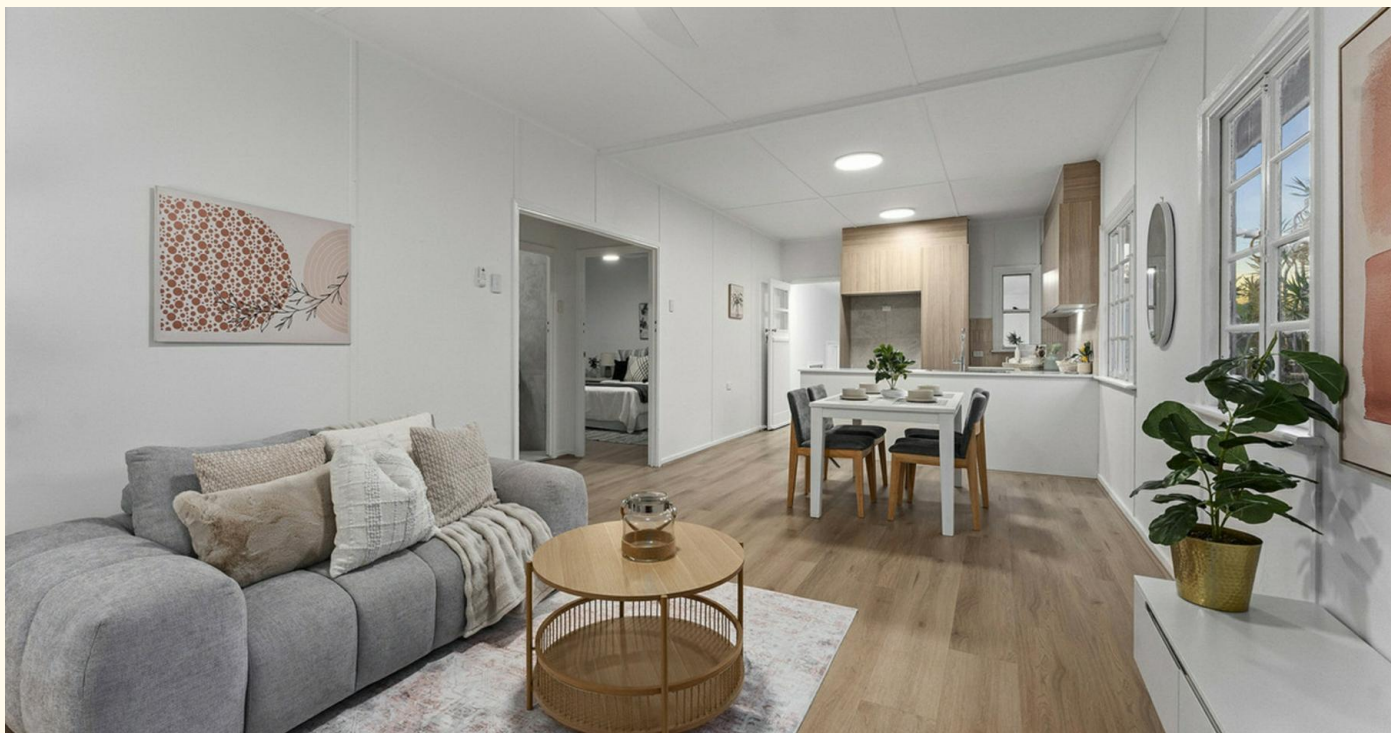




17 Hodel Street, Acacia Ridge

Side access, Huge shed + Fully renovated

Combining its character timber-clad facade with a thoroughly modern interior, this 4-bedroom family-size home rewards its owners with the best of both worlds - and it also sits within one of the southside's most exciting up and coming neighbourhoods.

Highlights:

- Fully renovated: swish new kitchen & bathroom (shower), fresh paint/electrics/flooring
- Open-plan lounge/dining/kitchen, 4 beds (large master), central bathroom, laundry
- 6 vehicle carport, huge shed/workshop in backyard for more cars, hobbies, recreational toys
- AC units in living hub + master, ramp access to front porch, rear timber deck, lawn & gardens
- Sizeable, fenced block in a suburb on the rise, close to arterial roads, 30 mins to town

Buyer interest in Acacia Ridge is increasing as people cotton on to how close it is to Brisbane's CBD (only a half hour drive) and how well serviced its residents are by quality local schooling, shopping precincts, and public transport networks.

4 1 6

FOR SALE
\$899k+

VIEW

Sat 31st Oct @ 12:30PM - 1:00PM

AGENTS

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AGENCY

LJ Hooker Property Partners
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Interested parties must rely solely on their own enquiries.

LJ Hooker

Whether you're a young couple with family plans or already raising kids, this would make an ideal 'home sweet home'. First off, the block is substantial at 701m2, fully fenced (including matching driveway/pedestrian gates on the palm-fringed street boundary), with areas of lawn.

The house is a dreamy blend of historic Queensland charm and modern amenity. Behind the classic timber-clad facade lies a tastefully renovated interior with freshly painted walls, new flooring, updated electrics, and a gorgeous new kitchen and bathroom.

Overlooking an open-plan lounge/dining hub with split system AC and fan, the updated kitchen ticks all the culinary boxes: plentiful storage, modern appliances (dishwasher included), twin sink with gooseneck tap, and kit-kat tiled splashbacks between an electric cooktop and slimline rangehood.

Of the 4 bedrooms, the streetside master is the largest, enjoying additional space to fit a small deck, and the comfort of a fan and AC. Right outside is the wonderful new, full-height tiled bathroom with its frameless glass enclosed shower and a chic vanity featuring valuable storage. There's a second bedroom opposite the master, and 2 more at the back of the house.

Then there's the car storage! As well as a triple tandem-style carport at the side of the house, there's drive-through access into a massive shed in the backyard. Just over 70m2 with roller door entry, it can house more vehicles (trailer, boat) or set-it up as a workshop/games room/teen retreat - or both!

On the location front, all the services essential to family life are within easy reach. On foot, it's 5-minutes to city-bound buses and 10 to a park and Acacia Ridge State School. Buses headed to Glenala State High are only 300m from your doorstep, and a short drive will land you at a range of shopping options including IGA (3-mins), Sunnybank Plaza/Market Square/SBH Shoppingtown (15).

Enjoy the fresh feels of this updated character home and start an exciting new chapter in 2027!

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ
Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID	B5FFF4R
Property Type	House
Land Area	701 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Bailey Atherton 0410 724 362

Lead Agent at The Gillespie Team | baileyatherton@ljhpp.com.au

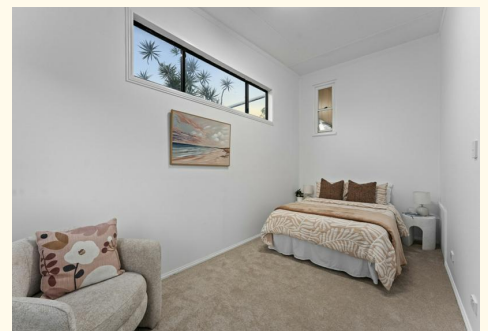
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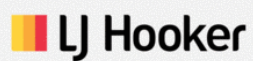
Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

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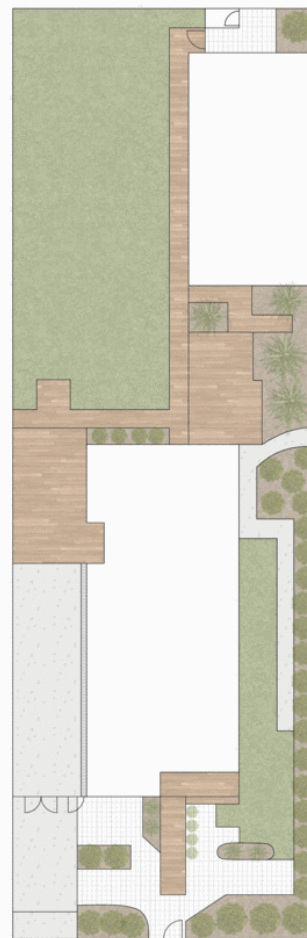


17 Hodel Street
ACACIA RIDGE

 4 Bed
 1 Bath
 3 Car

Internal : 120m²
External : 85m²
Shed : 71m²
Total Area : 276m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



SITE PLAN