

## Acacia Ridge, 63 Merchiston Street

### INVEST OR NEST, OPPORTUNITY KNOCKS

63 Merchiston Street has been a well-maintained home, located in a quiet pocket of the rapidly growing suburb of Acacia Ridge. Positioned on a large flat 706sqm block. There is endless opportunities to make this home your own style and design. A perfect opportunity for families and investors alike

As you enter the front door into the open plan lounge and dining room, your eyes are drawn to the back of the home, the deck, and the lovely green aspect. The updated kitchen is sure to impress complete with stainless appliances, dishwasher, fully sized pantry, room for the double door fridge and ample storage and preparation space. The kitchen overlooks the large deck, the perfect place to entertain and relax. Families will love the expansive back yard with plenty of room for the swing sets and fur babies to run around.

Back inside the home are 3 good-sized bedrooms. The bathroom has a shower over bath and separate toilet down the hall. Hardwood floors flow throughout the living and dining



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**For Sale**  
OFFERS OVER \$799,000

**View**  
[ljhooker.com.au/1E3RH31](http://ljhooker.com.au/1E3RH31)

**Contact**  
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areas, with carpets in the bedrooms. The main living area is air-conditioned and flows throughout the home.

Under the home there is plenty of lock up storage, laundry, plus a large workshop. These spaces might even be able to turn into work from home, office space if needed.

The wide 18.5m frontage not only separates you from the neighbours, but also provides an access gate to the backyard, the perfect space for a caravan, boat, or work vehicles. Or great access if you wanted to add a pool down the track.

Located just a short walking distance from parks and schools, if you were to walk out the front door and turned right, it's a short walk down to Norma Croker Park or a few streets away to Gemstone Crescent Park which have playgrounds a lovely park and walking tracks for dogs. Also, a benefit of living in this pocket of Acacia ridge is the proximity to schools with only a 15-minute walk to Acacia Ridge State School, or a 10-minute walk to Watson Road State School.

Acacia Ridge is a fast-developing suburb due to its proximity to the Brisbane CBD and excellent amenities. Families will appreciate the nearby schools, including Acacia Ridge State School, Watson Road State School, and St Fatima's Primary School, as well as numerous daycare centres. Shopping options are abundant, with the Elizabeth Street Shopping Centre (featuring an IGA and specialty stores) and Acacia Market Place (home to Woolworths and Aldi) both just a short drive away.

Notable features of 63 Merchiston Street, Acacia Ridge at a glance:

- 706sqm flat block with an 18.5m frontage
- 3 good sized bedrooms
- Hardwood floors throughout the living areas with carpets in the bedrooms
- Air-conditioned, open plan lounge and dining
- Updated kitchen complete with stainless appliances, dishwasher, fully sized pantry, room for the double door fridge and ample storage and preparation space
- Large, elevated entertainment deck that flows out from the kitchen and dining area
- Bathroom with a shower over bath, with separate toilet
- Lower level that currently has multiple lockable storage
- Potential to turn downstairs into a second rumpus / living area to create more space
- Moments to two parks
- Walking distance to both Acacia Ridge State School and Watsons Road State School
- Short drive to Elizabeth Street Shopping Centre (featuring an IGA and specialty stores) & Acacia Market Place (home to Woolworths and Aldi)
- Only 17km to the CBD ensuring work and play are never too far away.

Call Jane Elvin or Nick Morrison to discuss this outstanding property further.



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## More About this Property

<b>Property ID</b>	1E3RH31
<b>Property Type</b>	House
<b>Land Area</b>	706 m2
<b>Including</b>	Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards

**Nick Morrison 0492 902 115**

Sales Associate to Jane Elvin | [n.morrison@ljhookerproperty.com.au](mailto:n.morrison@ljhookerproperty.com.au)

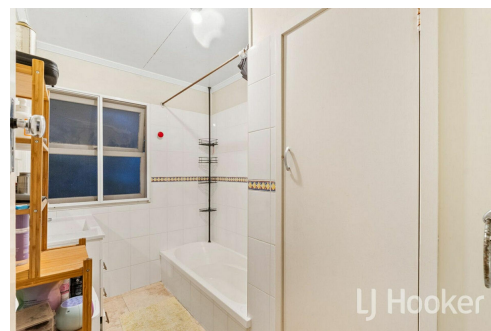
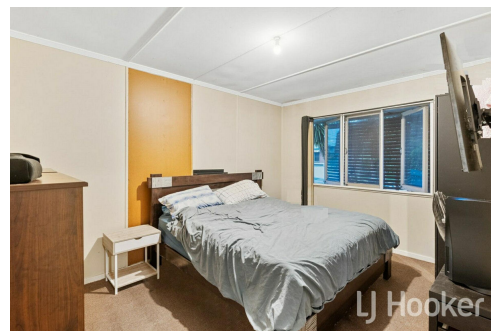
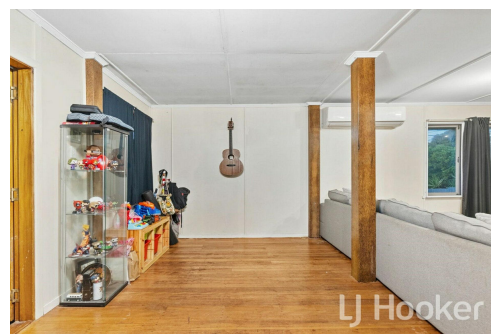
**Jane Elvin 0408 344 417**

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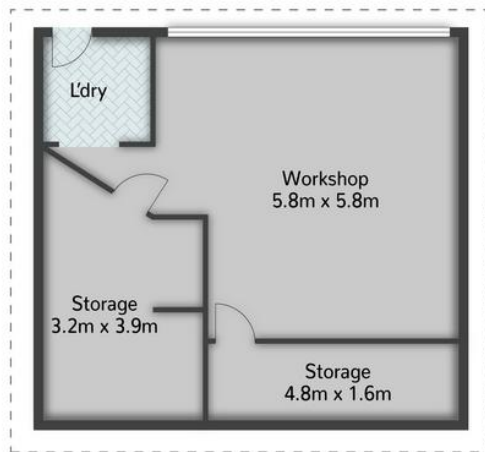
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GROUND FLOOR



FIRST FLOOR



63 Merchiston Street ACACIA RIDGE

3 | 1 | 198m<sup>2</sup>

**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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