



LJ Hooker Property Partners



Acacia Ridge, 71 Larbert Street

One for the timber lovers: corner block post war cutie

Blending the charm of yesteryear with 21st century comforts, this renovated post war timber home with a fabulous fan-cooled entertaining deck offers the best of both worlds and the promise of a sensational summer!

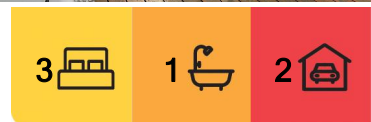
Highlights:

- Substantial corner block, just shy of 600m², timber fence & remote double garage
- New roof in 2022 + new kitchen and timber deck installed in 2020
- Polished solid timber floorboards through every room bar the bathroom
- 3 beds with fans & BIRs, master and lounge also have split-system A/C units
- Bonus front sunroom off lounge, main bathroom has double vanity and floor to ceiling tiles

The stunning floorboards are a definite highlight of this welcoming interior, their rich tones contrasting against the crisp white of the stylish new kitchen cabinetry and the sparkle of



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/B2HAF4R

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the stainless-steel dishwasher and a twin sink with elegant tapware and draining board.

Multiple windows, with security shutters for peace of mind, allow the living and sleeping spaces to be naturally aired with ease, but each room also has a ceiling fan - with the master bedroom and the central lounge sporting wall-mounted A/C for additional comfort.

The one bathroom is a good one, luxuriously floor to ceiling tiled, two big basins in its vanity unit - overmounted to provide maximum storage below - and with a space-savvy shower-over-bath combo. The toilet is on its own next door.

Defined from the lounge by an arched mid-height wall, the sunroom is a fantastic internal retreat - its built-in bench seating perfect for lazing around on with a good book. For alfresco entertaining with big and small crowds, the go-to-destination will be the huge new timber deck out back - fully covered with side screens and a ceiling fan to keep things cool through the heat of summer.

From this character-rich home, it's a 5-minute walk down the road to the nearest bus stop and twice that to Acacia Ridge State School. Head out the double garage and other amenities are only a short drive: the IGA, Post Office etc at Acacia Ridge Shopping Centre (4 minutes), Glenala State High (8), and TAFE Acacia Ridge (9).

This beauty is up for sale and ready to host your housewarming through the festive season! Act fast!

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More About this Property

Property ID	B2HAF4R
Property Type	House
Land Area	597 m ²
Including	Study Air Conditioning Deck Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage

Brendan Dingle 0401 500 412

Independent Contractor | brendandingle@ljhpp.com.au

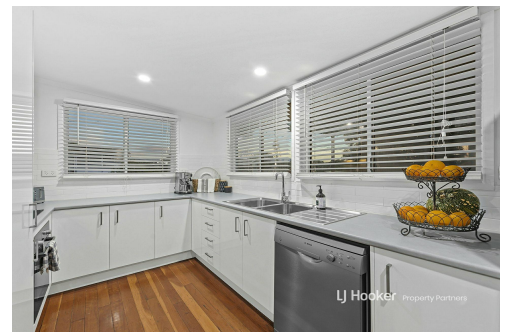
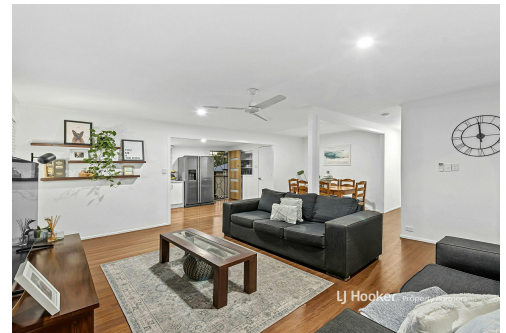
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71
Larbert Street

ACACIA RIDGE

 597m²

 3 Bed

 1 Bath

 2 Car + Off-Street

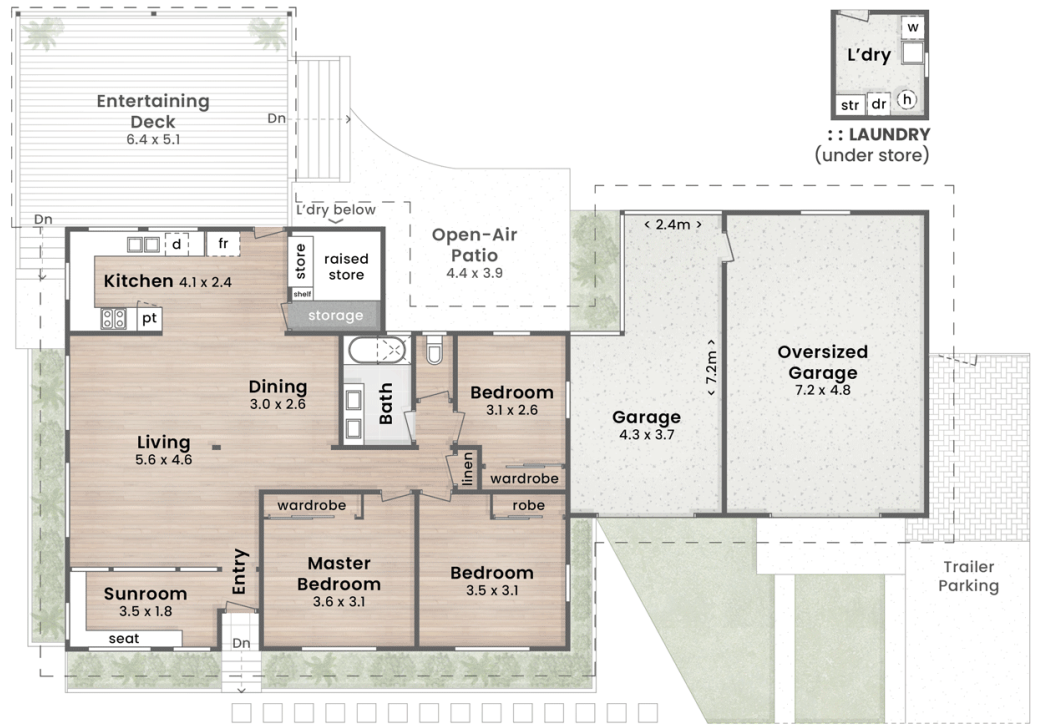
Internal 177m²

Deck & Porch 35m²

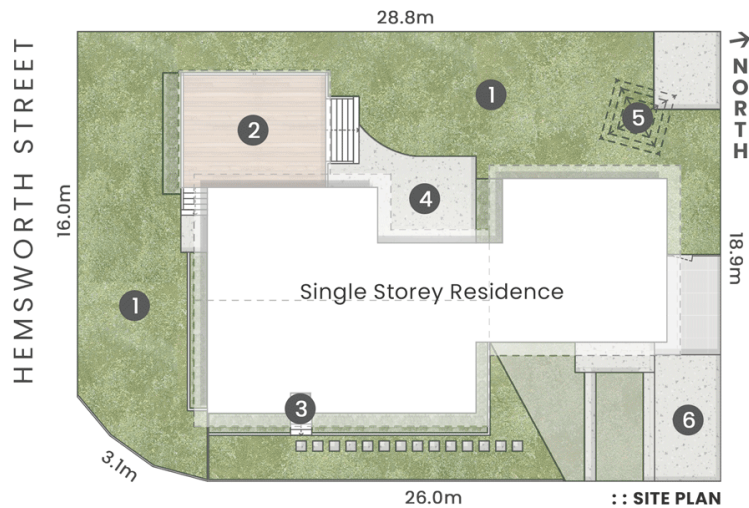
Total 212m²

pdc.

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:: FLOOR PLAN



LARBERT STREET

LEGEND

1. Fenced Grass Yard
2. Entertaining Deck
3. Entry Porch
4. Open-Air Patio
5. Hills Hoist
6. Additional Parking