

Acacia Ridge, 12/92 Larbert Street

Stylish Townhouse Oasis in Acacia Ridge

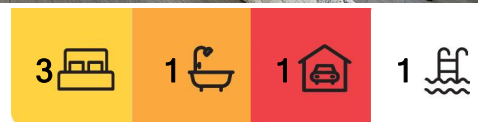
Nestled in the heart of Acacia Ridge, this stylish rendered townhouse boasts an elegant charm that is sure to entice. Recently repainted interior, the townhouse welcomes you with a spacious open-plan layout that seamlessly marries style with functionality. Indulge in the recently refurbished contemporary kitchen and laundry that radiates modern elegance.

Offering three generously sized bedrooms, and fitted with security screens throughout, this home promises comfort and safety. Reside within a lovely secure complex, complete with an inviting onsite pool, a versatile tennis/basketball court, and a well-equipped gym. For the pet enthusiasts, this property is also pet-friendly (subject to Body Corporate approval).

Situated in an unrivalled location, you're just a short walk away from city-bound



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For Sale

Please Call

View

ljhooker.com.au/B131F4R

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LJ Hooker Property Partners
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buses, parks, childcare, a primary school, and convenient local shops.

Highlights:

- Stylish open-plan layout with spacious living areas, and freshly repainted interior
- Vinyl flooring throughout
- Contemporary kitchen and laundry, both recently refurbished with sleek marble-look stone counters
- Three large bedrooms plus security screens throughout
- Secure complex with pool, tennis/basketball court, gym; pet-friendly (subject to approval)
- Prime location: walking distance to city-bound buses, parks, childcare, school, and local shops

Acacia Ridge offers a serene suburban experience, perfect for young families. With city-bound bus stops, parks, a primary school, local shops, and childcare facilities within walking distance, everything you need is at your fingertips. Furthermore, a quick drive connects you to the local TAFE, local high school, and bustling shopping hubs.

- 650 m to bus stop
- 750 m to Norman Croker Park
- 350 m to Acacia Ridge State School
- 1.5 km to YMCA Acacia Ridge Early Learning Centre
- 2.1 km to IGA Acacia Ridge
- 4.9 km to TAFE Queensland Acacia Ridge Campus
- 5.8 km to Glenala State High School
- 6.1 km to Sunnybank Hills Shoppingtown

Step into a well-maintained secure complex that feels like a tropical escape. The townhouse itself evokes a holiday feel, with verdant shrubs and trees framing the rendered facade. A spacious tandem driveway, coupled with a single garage, ensures ample parking and storage options. A discreet front porch ushers you into the freshly repainted interior.

Inside, an expansive open-plan lounge and dining area await. The crisp paintwork, charming bay window, cooling air conditioner, and trendy (timber-look) vinyl floors set the tone for relaxation. Whether you're hosting or unwinding, the living areas provide the perfect backdrop.

Connected to this space is the recently refurbished kitchen, a vision in sleek marble-look stone countertops, ample glossy white cabinetry with soft close doors, a sizeable fridge cavity, electric appliances, and a dishwasher - truly an impeccable culinary hub.

Adjacent, concertina doors reveal an elegantly updated laundry with matching countertops and a convenient adjoining second water closet.

Venture outdoors to discover a spacious open-air terrace, commanding views of the pebbled and fenced courtyard. This private space offers an idyllic setting for



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alfresco gatherings or simply relaxing beneath the stars or sun.

Upstairs, three bedrooms beckon. With stylish (timber-look) vinyl floors, ceiling fans, and storage options (two with sliding robes, one with a walk-in), comfort is guaranteed. The master suite also enjoys the luxury of an air conditioner, while all bedrooms have crisp white, four-blade ceiling fans and share a tidy bathroom equipped with a shower-over-bath and a separate water closet.

For added convenience, the property also boasts under-stairs storage.

This townhouse is a symphony of style, functionality, and location. A rare opportunity, this property promises a comfortable and stylish lifestyle in Acacia Ridge. Don't miss out! To learn more or to schedule a viewing, contact Lynda Simpson and Jonathan Wang 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

Property ID	B131F4R
Property Type	Townhouse
Land Area	139 m ²
Including	Air Conditioning Toilets (2) Pool Tennis Court Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

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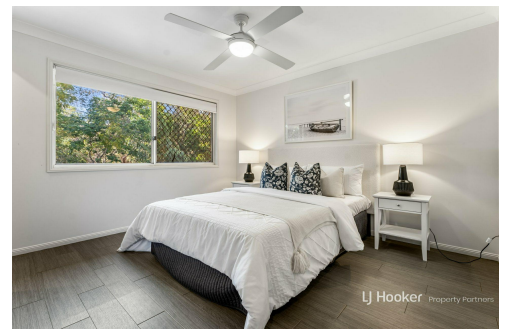
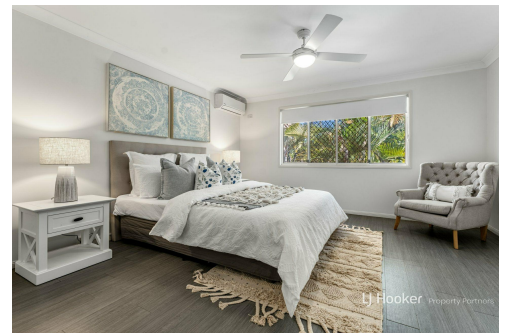
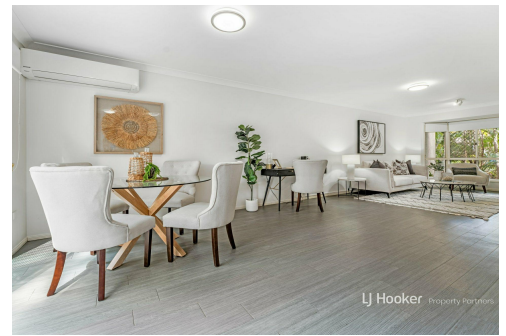
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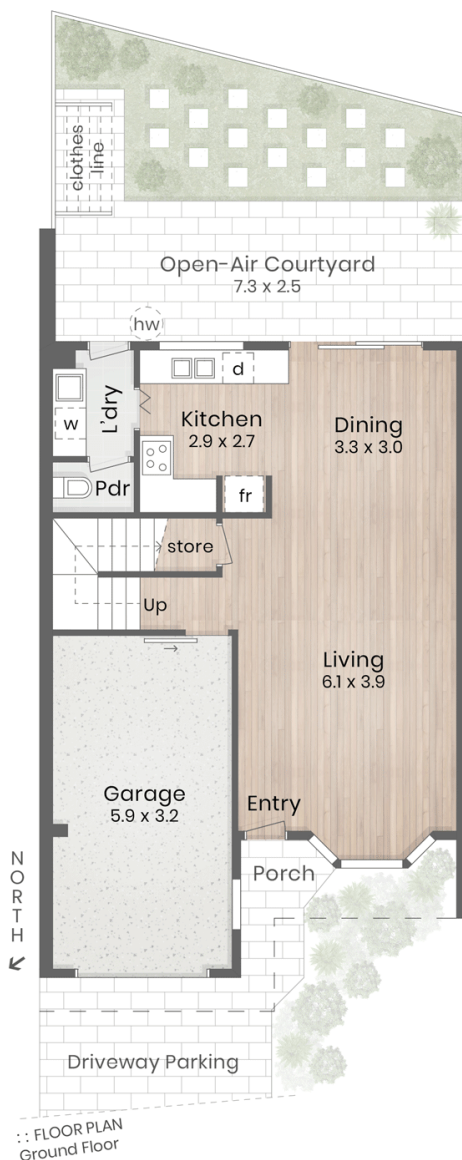
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LEGEND

1. Two-Car Driveway Parking
2. Additional Parking
3. Entry Porch
4. Open-Air Courtyard
5. Drying Court



:: FLOOR PLAN
First Floor



:: FLOOR PLAN
Ground Floor



:: SITE PLAN
DRIVEWAY ACCESS TO
LARBERT STREET

ELLESMERE 12/92 Larbert Street ACACIA RIDGE

139m² 3 Bed 1 Bath + Powder 1 Car + 2 Off-Street

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Internal 137m² | Courtyard & Porch 23m² | Total 160m²

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