

213 Vienna Road, Alexandra Hills

## Ready... set... GO! ?




The race will be on between first home buyers and savvy investors for this one. With serious X-factor appeal, this property sides directly onto parkland and enjoys the rare bonus of only two neighbours - privacy and space that's hard to find.

Perfectly positioned in the heart of Alexandra Hills, you're just a short stroll to local shops, public transport and Hilliard State School - convenience doesn't get much better than this.

Additional features include:

- \* Three bedrooms, all with ceiling fans and built-in robes
- \* Separate family/TV room or potential fourth bedroom
- \* Fresh paint and brand-new carpet
- \* Tidy kitchen overlooking the private rear yard and covered entertaining area
- \* Modern bathroom
- \* Updated gutters with leaf guard protection
- \* New fences on two sides
- \* Two whirlybirds for natural roof ventilation
- \* Fully fenced 684m<sup>2</sup> block
- \* Gated side access with room to move

Whether you're stepping into the market or adding solid "bricks and

3  1  0 

### FOR SALE

Offers Over \$959,000

### AGENTS

Bruce Hutchison

0403 245 556

[bruce@ljhpropertycentre.com.au](mailto:bruce@ljhpropertycentre.com.au)

### AGENCY

LJ Hooker Property Centre

(07) 3286 2500

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 **LJ Hooker**

mortar" to your portfolio, this is the kind of property that makes sense now and into the future.

Be quick - properties with parkland positioning like this don't sit around for long.

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## MORE DETAILS

Property ID	BU19F2S
Property Type	House
Land Area	654 m <sup>2</sup>
Including	Fully Fenced

### **Bruce Hutchison 0403 245 556**

Independent Contractor - Starsky Enterprises Pty Ltd |  
bruce@ljhpropertycentre.com.au

### **LJ Hooker Property Centre (07) 3286 2500**

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213 Vienna Road,  
Alexandra Hills

 3 Bedrooms

 1 Bathroom

 0 Car Spaces & Driveway

#### Area Summary

Internal: 105m<sup>2</sup>  
External: 33m<sup>2</sup>  
Total: 138m<sup>2</sup>

Land Area: 654m<sup>2</sup>

#### Site Plan Legend

1. Porch
2. Driveway
3. Alfresco
4. Shed
5. Clothes Line



ASPECT

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

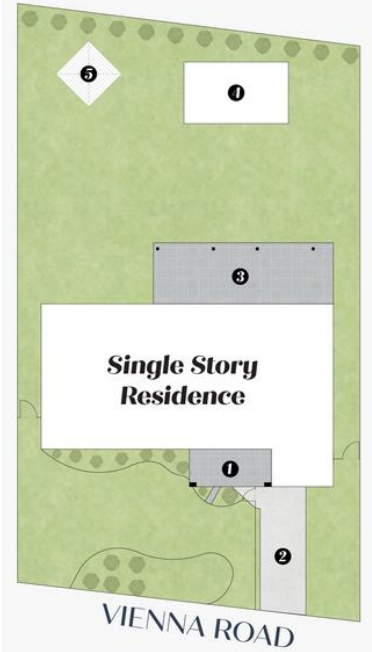
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Floor Plan



Site Plan