



31 Sherington Street, Alexandra Hills

## Sold By Nyree Ewings

IF YOU'VE BEEN SEARCHING FOR A QUALITY HOME THAT IS SPACIOUS AND HAS ROOM FOR A GROWING FAMILY OR EVEN A GREAT INVESTMENT INTO THE LOCAL MARKET FOR FUTURE GROWTH - MAKE SHERINGTON STREET FIRST ON YOUR LIST

- Spacious living areas featuring huge rumpus, lounge and separate dining
- Stylish modernised kitchen with stainless appliances and gas cooking
- 4 Bedrooms plus downstairs study or additional internal storage
- Renovated main bathroom with feature bath tub
- Huge covered entertaining area extending the length of the house
- Large back yard for kids & pets to play
- Separate double garage & garden storage shed
- Large corner block 807m2 - potential sub division site for the future (STCA)

MOVE IN READY FOR CHRISTMAS OR HAVE A TENANT IN READY TO GO.  
THIS NEAT & TIDY HOME REPRESENTS OUTSTANDING VALUE FOR MONEY IN TODAY'S MARKET!! BE QUICK OR MISS OUT AGAIN!!

Additional Property Information:

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.

4 2 2

**FOR SALE**  
\$1.1M+

### AGENTS

Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500



- Vacant
- New rental appraisal \$850-\$880pw
- Built 1990
- Rates approx \$TBA

## MORE DETAILS

Property ID	BTSAF2S
Property Type	House
Land Area	807 m2
Including	Study
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Grey Water System

### Nyree Ewings 0404 138 785

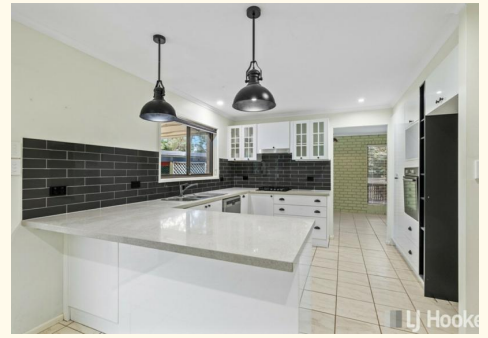
High Performance Agent - Independent Contractor - Nyree Ewings  
Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

### Alex Mitchell 0418 540 179

| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



# 31 Sherington Street, Alexandra Hills

House Area: 198m<sup>2</sup>

*Nyree Ewings*

**LJ Hooker Property Centre**



GROUND FLOOR

FIRST FLOOR

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.



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.

**LJ Hooker**