



42 Frampton Street, Alexandra Hills

ELEVATED FAMILY ENTERTAINER - 4 BED + STUDY - SIDE ACCESS & DEVELOPMENT POTENTIAL

THIS IS THE KIND OF HOME THAT RARELY COMES ALONG — STYLISHLY RENOVATED FAMILY RESIDENCE FEATURING OPEN PLAN LIVING AREAS, INGROUND POOL AND EXTENDED ENTERTAINMENT SPACES - EVERYTHING YOU'VE BEEN WAITING FOR

- Spacious open plan design featuring formal lounge, casual living and large rumpus room
- Stunning renovated kitchen with stone tops, feature island bar & ample storage
- Large 900mm free standing cooker with gas cook top & electric oven]
- Sky lights allowing ample natural light in to living and kitchen spaces
- 4 Bedrooms plus home office/study, generous master with feature barn door and modern ensuite
- Stylishly renovated main family bathroom with feature bath tub
- Multiple large under roof outdoor entertaining areas plus outdoor

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.

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FOR SALE
\$1,350,000+

VIEW
By Appointment

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

 **LJ Hooker**

- heater
- 2000L rainwater storage tank
- Sparkling inground pool plus modern outdoor WC servicing pool and entertaining
- Large backyard with ample room for kids and pets to play
- Solar power to help reduce the cost of living
- Hardwired security cameras & integrated bluetooth ceiling speakers throughout
- Double lockup garage plus side access and wide driveway for extra off-street parking
- Large flat 828m² block with wide 23m frontage
- Potential for future development with sub division STCA

HOMES OF THIS SIZE & ON BLOCKS OF THIS CALIBRE, ARE BECOMING INCREASINGLY HARD TO FIND. WHETHER YOU ARE LOOKING FOR A FOREVER FAMILY HOME, SPACE FOR ALL THE TOYS OR A PROPERTY WITH FUTURE UPSIDE, THIS ONE TICKS ALL THE BOXES.

Additional Property Information:

- Owner Occupied
- Rates approx \$1,300 per qtr incl. water
- Rental Estimate \$900 to \$950 per week
- Built 1989

MORE DETAILS

Property ID	BU4ZF2S
Property Type	House
Land Area	828 m ²
Including	Pool Outdoor Entertaining Water Tank

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | newings@ljhpc.com.au

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

LJ Hooker Property Centre (07) 3286 2500

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Nyree Ewings



42 Frampton Street
ALEXANDRA HILLS

4 Bed | 2 Bath | 2 Car
HOUSE AREA: 221m²



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.

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