



54 Hampshire Crescent, Alexandra Hills

## Sold By Nyree Ewings

SPACIOUS & MODERN - THIS FANTASTIC FAMILY HOME HAS EVERYTHING YOU NEED... HUGE ENTERTAINING, ROOM FOR THE BOYS TOYS AND A SPARKLING INGROUND POOL FOR THE KIDS!

- Colorbond fencing at the front to create useable space and privacy
- Double carport plus double tri steel shed 7m x 6m with power and lights
- Spacious lounge (air conditioned), dining & casual living area
- Modern renovated kitchen with breakfast bar seating and ample storage
- 4 Bedrooms all with air conditioning & built-ins (master is converted from previous garage)
- Stylishly renovated ensuite & main family bathroom
- Massive extended entertaining area (11.8m x 5.4m)
- Family size inground pool the perfect place to cool off in summer
- Room for kids & pets to play in the front and back

THIS QUALITY HOME IS LOCATED A SHORT STROLL TO PARKS, SCHOOLS AND SHOPS.  
MODERN LIVING & CONVENIENTLY POSITIONED - THIS HOME WON'T LAST LONG!

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.

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**FOR SALE**  
\$1.1m+

### AGENTS

Nyree Ewings  
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Alex Mitchell  
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amitchell.cleveland@ljh.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

LJ Hooker

- Excellent Tenant in place \$750pw 08/26
- New rental appraisal \$890-\$920pw
- Rates approx. \$1130 per quarter including water

## MORE DETAILS

Property ID	BTU8F2S
Property Type	House
House Size	189 m2
Land Area	714 m2
Including	Air Conditioning Dishwasher Built-in-Robes

### 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

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

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House Area: 189m<sup>2</sup>

*Nyree Ewings*

**LJ Hooker Property Centre**



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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**LJ Hooker**