



67 Patricks Road, Arana Hills

Two Street Access; Utilisable Allotment.




This charming post-war home has only had three owners throughout its history. It's a rare find. Positioned with two street frontage on tranquil Aralia Street, this near-level 607sqm block offers exceptional potential. A north facing front and south facing rear provide lovely year round natural light.

This lovely residence features a fully covered al fresco patio, a welcoming entry terrace, and polished hardwood floors throughout. The expansive kitchen boasts gas cooking and an eat-in bench space, while the large dining and lounge areas create a perfect space for family gatherings. Additionally, the legal height area beneath the home adds valuable versatility, making 67 Patricks Road an ideal choice for first-time buyers or those after dual occupancy options.

Key Features:

- Near-level 607sqm block.
- Dual street access from Aralia Street.
- Great, near-level building pad with countless value-add options.
- Only three owners ever.
- Polished hardwood floors throughout.
- Three spacious bedrooms.

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
Open to Offers

AGENTS

Simon Brigden
0414 869 704
simon.brigden@ljhooker.com.au

AGENCY

LJ Hooker Stafford
(07) 3357 1888

 **LJ Hooker**

- Generously sized kitchen with gas cooking and eat-in bench.
- Air-conditioning in main living area and main bedroom.
- Semi open-plan lounge and dining area.
- Fully covered al fresco patio.
- Covered entryway.
- Legal height space beneath.
- Laundry area.
- Bathroom with a separate toilet.
- Tandem garage beneath.

Contact Simon to see how you can call this house your home.

MORE DETAILS

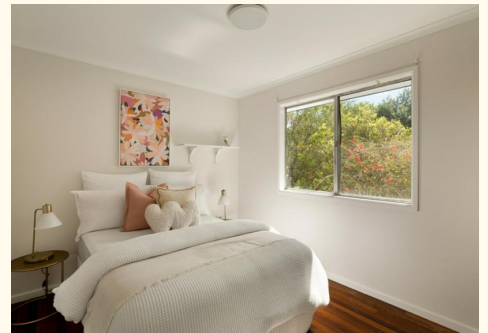
Property ID	1E16F4N
Property Type	House
Land Area	607 m2
Including	Air Conditioning Deck Built-in-Robes

Simon Brigden 0414 869 704

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INTERNAL : 180m²
EXTERNAL : 44m²



THIS FLOOR PLAN IS INDICATIVE OF LAYOUT WITH APPROXIMATE DIMENSIONS TO BE USED AS A VISUAL REPRESENTATION FOR MARKETING PURPOSES ONLY. INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES.

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