



# Atherton, 38 Anthony Drive

Family Home | Great Location

Block construction, this 3-bedroom home, perfectly positioned just over 1 KM to local school in a quiet street. Designed with versatility and comfort in mind, it offers an office space that can easily be converted into a fourth bedroom, adapting to your family's growing needs.

Key Features:

- Jack-and-Jill Bathroom with a spacious walk-in shower for convenience.
- Built-in wardrobes in all bedrooms, with air-conditioning in the master bedroom and main living area.
- Well equipped kitchen with gas cooktop and large pantry.

3

1

2

**For Sale**  
Offers Over \$450,000

**View**  
[ljhooker.com.au/TJHZE](http://ljhooker.com.au/TJHZE)

**Contact**  
**Alex Payne**  
0409 328 153  
[alex@ljhatherton.com](mailto:alex@ljhatherton.com)



**Disclaimer:** 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 Malanda**  
**(07) 4096 5446**



- Double lock-up garage with ample room for vehicles and storage.
- Side access for additional vehicles, boat, or caravan.
- Two garden sheds providing plenty of storage space for tools and equipment.
- Expansive undercover patio, perfect for entertaining or relaxing with privacy.
- Energy-efficient solar hot water system and 13 solar panels, keeping power bills to a minimum.

Set on a flat block with easy access, this property combines practicality and potential, making it the perfect choice for families, couples or investors.

Don't miss out on this opportunity - contact exclusive agent Alex Payne today on 0409 328 153.

## More About this Property

<b>Property ID</b>	TJHZE
<b>Property Type</b>	House
<b>House Size</b>	107 m <sup>2</sup>
<b>Land Area</b>	809 m <sup>2</sup>
<b>Including</b>	Air Conditioning Deck Built-in-Robes Fully Fenced Solar Hot Water

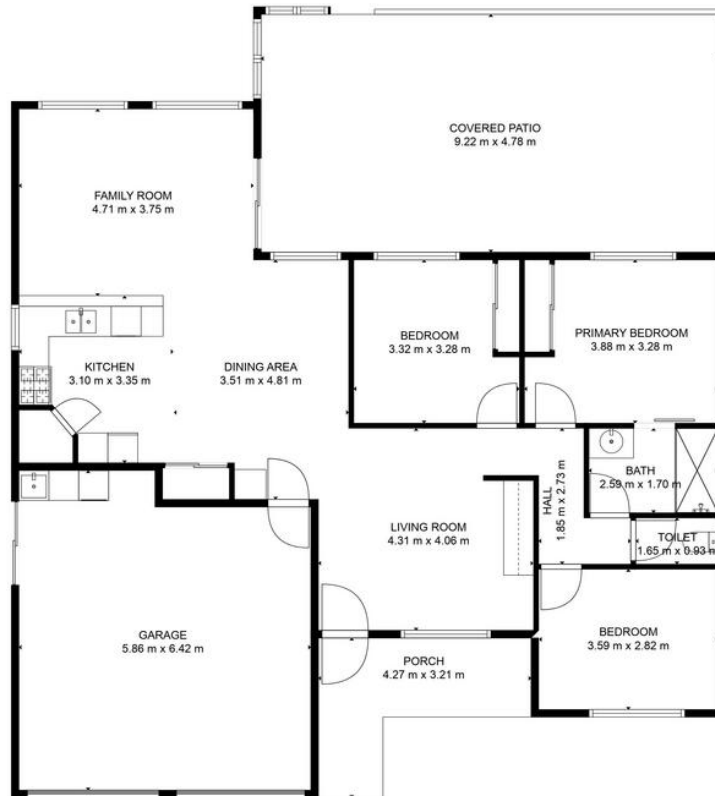
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**TOTAL: 107 m<sup>2</sup>**

FLOOR 1: 107 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>, COVERED PATIO: 44 m<sup>2</sup>, PORCH: 9 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**LJ Hooker**