

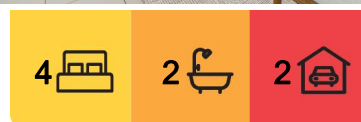


## Bracken Ridge, 14 Densmore Street

Delightful Lowset In Dream Location!

Perfectly positioned on a whisper quiet inside street with parkland just metres away, this wonderful lowset brick home offers a masterful mix of generously proportioned living and dining options for a family, 4 decent sized bedrooms, a well-appointed kitchen with stone benchtops and an alfresco entertaining area that overlooks a level backyard. Well-presented inside and out, this is a home you can move into or rent out without any immediate work required.

The home's practical design is complemented by its coveted location, which is within 16km of the Brisbane CBD and surrounded by quality homes. There is reliable bus and rail transport within a convenient distance of the home and a leafy park at the end of the street. Queensland's largest shopping centre, "Westfield Chermide", is within a 15-minute drive and the location provides easy access to the Brisbane airport and Sunshine Coast. Being a family friendly location, there are a variety of excellent public and private schools within a close proximity also.



**For Sale**  
For Sale Now

**View**  
[ljhooker.com.au/39QYF1R](http://ljhooker.com.au/39QYF1R)

**Contact**  
**Amanda Waters**  
0402 109 955  
[awaters@ljhooker.com.au](mailto:awaters@ljhooker.com.au)



**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 Aspley | Chermide**  
**(07) 3263 6022**

Buyers seeking a low maintenance brick home in a highly desirable Bracken Ridge location are encouraged to inspect without delay....

Special Features include —

- \* Lowset, low maintenance brick and tile construction. The home presents well inside and out and is ready to move into or rent out immediately
- \* 4 decent sized built-in bedrooms
- \* Master bedroom with ensuite and walk-in robe
- \* Well-appointed kitchen with an abundance of bench space and storage and 5 burner gas cook top and oven. The kitchen interacts perfectly with the informal living spaces, alfresco entertaining area and backyard.
- \* There is an additional lounge room at the front of the home which provides brilliant extra living space and separation in a busy family home
- \* The air-conditioned living/dining area flows out seamlessly to the undercover alfresco entertaining area, which is perfect for outdoor dining and acts as another living space
- \* A family bathroom with bath, shower and separate toilet
- \* Double lock-up garage
- \* A fully fenced and level 525sqm block, providing plenty of space for kids or a puppy to play safely AND space for a pool if desired
- \* A wonderfully quiet position in a contemporary estate. The home is within a short distance of some wonderful local schools and Bracken Ridge Plaza (Coles and specialty stores). Deagon train station is within a convenient distance of the home.
- \* Other features include security screens, fencing and outstanding rent potential for investors

For further information or to arrange your inspection, please contact AMANDA WATERS.

#### QUICK FACTS:

Year Built: 2013 approximately

Land Size: 525 sqm

Rental Return: \$650-700 per week

School Catchments: Bracken Ridge State School and Sandgate District State High School

## More About this Property

<b>Property ID</b>	39QYF1R
<b>Property Type</b>	House
<b>Land Area</b>	525 m2
<b>Including</b>	Air Conditioning

**Amanda Waters 0402 109 955**

Principal and Licensed Real Estate Agent | [awaters@ljhooker.com.au](mailto:awaters@ljhooker.com.au)

**LJ Hooker Aspley | Chermshire (07) 3263 6022**

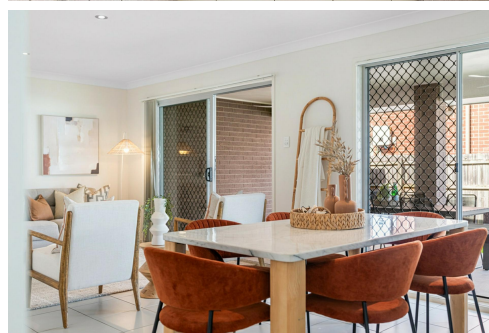
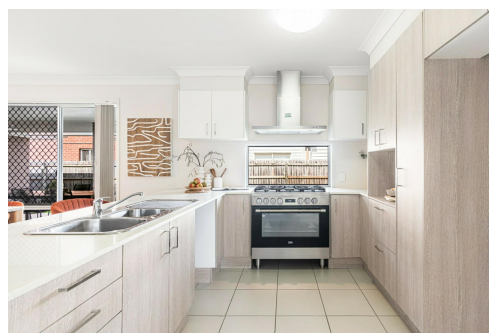
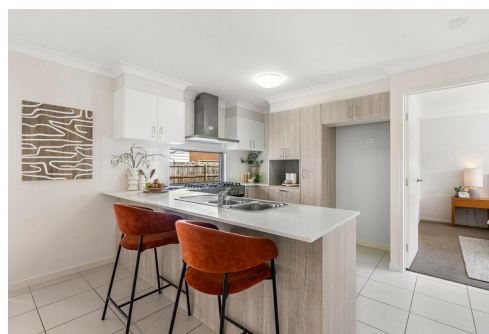
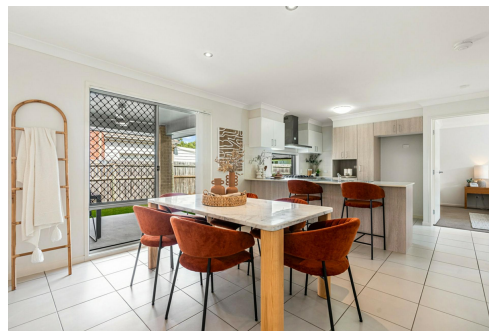
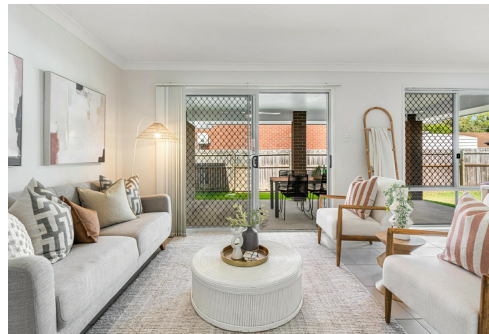
1359 Gympie Road, ASPLEY QLD 4034

[aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au)



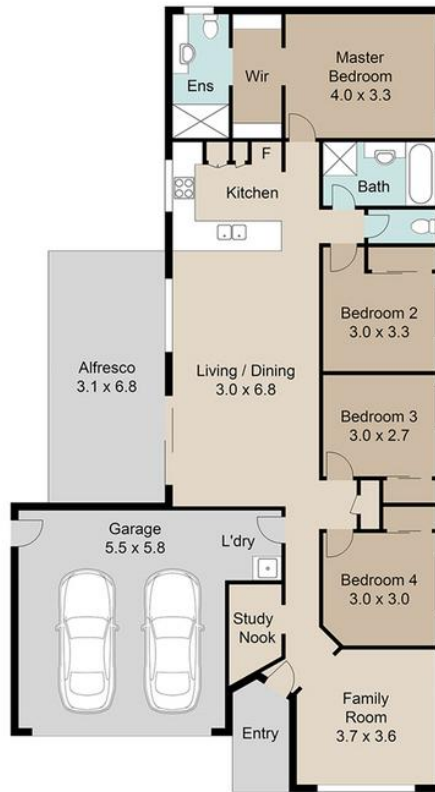
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14 Densmore Street



**Internal 125 m<sup>2</sup> | External 55 m<sup>2</sup> | Total 180 m<sup>2</sup>**

*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.*