



## Bracken Ridge, 16 Baronnet Street

Impressive Lowset Home! 623sqm Block, Multiple Living Areas, Quiet Cul De Sac....

Set on an elevated 623sqm block in one of Bracken Ridge's most tightly held and sought-after pockets, this beautifully maintained lowset home is sure to impress. From its quiet cul-de-sac position to the generous floorplan and flawless presentation, every element has been thoughtfully crafted for relaxed family living.

Lovingly cared for and upgraded by its original owners, the home offers a seamless blend of comfort, space and style. With multiple oversized living and dining areas, 4 spacious bedrooms, a well-appointed kitchen, two pristine bathrooms, and a north-facing alfresco area, this is a home built for both everyday living and entertaining.

Key Features You'll Love:

\* Immaculate lowset brick and tile construction with recent upgrades including new carpet, fresh white paint throughout, refurbished roof and high-quality finishes



**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.



**For Sale**  
For Sale Now

**View**  
By Appointment

**Contact**  
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dwaters@ljhooker.com.au

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

- \* Generous lounge and dining areas provide space and separation-ideal for growing families
- \* Open plan living/meals zone flows directly off the kitchen and connects effortlessly to the outdoor alfresco area
- \* Sunlit north-facing entertaining area doubles as a second living space and overlooks the landscaped backyard
- \* Four decent sized bedrooms, including an oversized master suite with walk-in robe and private ensuite
- \* Contemporary kitchen with breakfast bar, ample storage, quality appliances including electric cooktop, wall oven and Miele dishwasher
- \* Pristine main bathroom with separate bath and shower + light-filled internal laundry with storage and external access
- \* Remote double lock-up garage with convenient internal access and extra built-in storage
- \* Level, fully fenced 623sqm block with manicured, low-maintenance gardens and plenty of room for kids and pets

Additional Premium Inclusions:

- \* Air-conditioning and ceiling fans
- \* Solar electricity and solar hot water systems
- \* Security screens and upgraded LED lighting
- \* Quality curtains and blinds throughout
- \* NBN ready

Location Highlights:

Positioned in a quiet, elevated estate surrounded by other quality homes, this property is perfect for families seeking both lifestyle and convenience. With a park at the end of the street, you're just:

- \* Approx. 15km to the Brisbane CBD
- \* 15 minutes to Westfield Chermside
- \* 5 minutes to Bracken Ridge Plaza (Coles & specialty shops)
- \* Easy access to Brisbane Airport and the Sunshine Coast
- \* Close to rail and bus transport options
- \* Within easy reach of top public and private schools, with several private school buses servicing the area

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Every so often, a truly special home becomes available-and this is one of them. Offering unbeatable value, a premium location, and move-in ready comfort, this property won't last long.

Contact DANIEL WATERS today for more information or to arrange your private inspection.

QUICK FACTS:

Year Built: Approx. 2001

Land Size: 623sqm

Building Area: 247.6sqm approx.

Owner Occupied: Yes, the same owners since new

Aspect: East/West (all living/dining areas, kitchen and alfresco area face north)

Rates: \$469.34 p/q

Solar System: Yes, a 1.9Kw solar electric system (upgraded inverter) and solar hot water system



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Ceiling Insulation: Yes

Termite Barrier: Yes, a Termimesh barrier with regular inspections undertaken

School Catchments: Bracken Ridge State School & Bracken Ridge State High School

## More About this Property

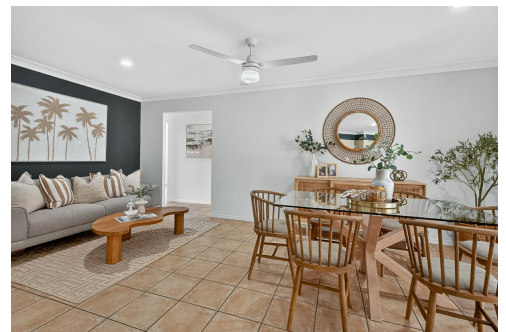
<b>Property ID</b>	3ANPF1R
<b>Property Type</b>	House
<b>Land Area</b>	623 m2
<b>Including</b>	Ensuite Toilets (2)

**Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

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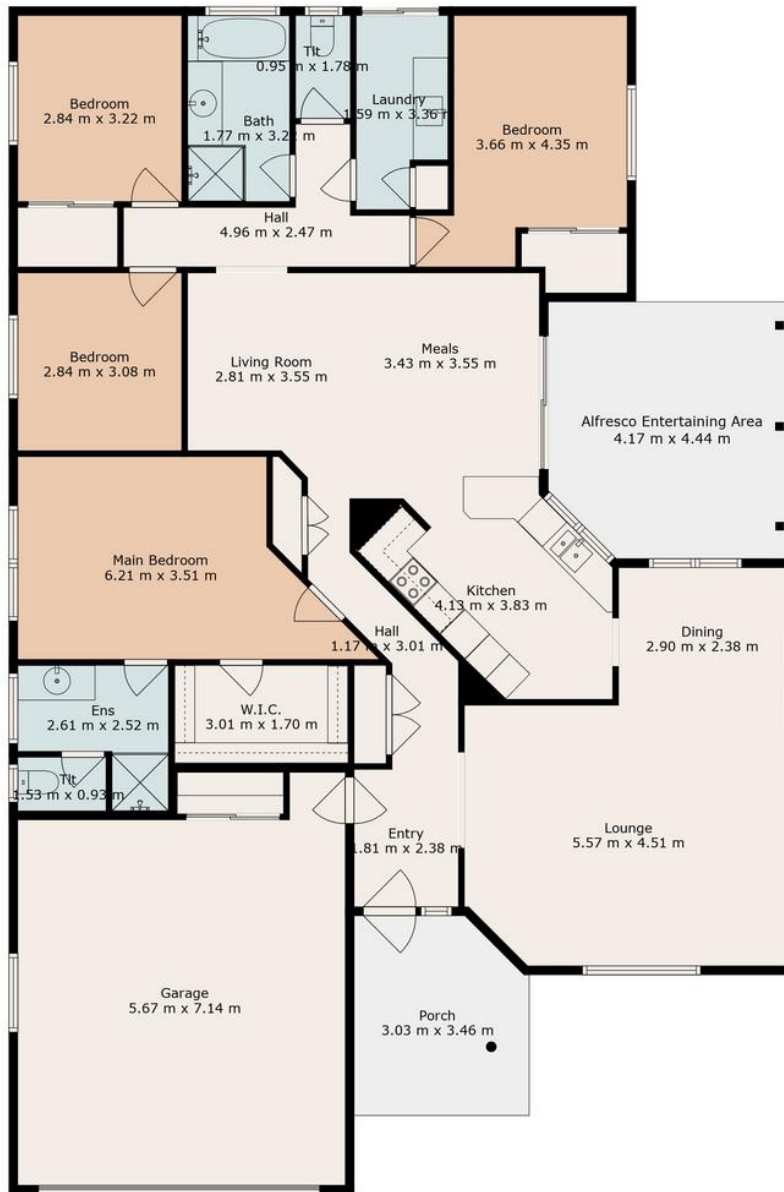
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Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only