






184 Barbour Road, Bracken Ridge

Single Level Home on 720m² - Side Access + Room for Pool/Shed/Granny Flat!

You will be immediately impressed by every aspect of this fantastic Bracken Ridge home. Nestled within a convenient position with a sought-after north/south aspect, this wonderful home offers a family friendly floorplan (including 2 living areas), contemporary finishes, drive through side access to the backyard and a huge amount of outdoor space packed with potential! Suited to both owner occupiers and investors alike, this home is move-in ready but also provides lots of opportunities to add value!

The property is currently vacant and ready to move into or rent our immediately!

The home's wonderful features are complemented by its convenient location, which is just 16km from the Brisbane CBD. Public transport is so close with a bus stop within 100m and Bald Hills Train Station a short 20 minute walk away. Bracken Ridge Plaza (Coles) is conveniently located close by and Queensland's largest shopping centre, 'Westfield Chermside', is within a 15-minute drive. Being a family friendly location, there are beautiful parks nearby and a variety

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FOR SALE
Under Contract

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

of excellent public and private schools within close proximity. Buyers looking for easy access to the Sunshine Coast and Brisbane Airport will appreciate just how convenient this location is with easy access to the both the Bruce Highway and Gateway Motorway.

Features you will love, include:

- A level 720sqm block with side access to a fully fenced backyard, providing plenty of space for kids or pets to run around, plus huge potential for a pool, shed or granny flat!
- A spacious single level home featuring brick and tile construction. The home has a practical floorplan which is perfect for family living but would also be very suitable for downsizers.
- The home is beautifully presented with neutral paintwork throughout, modern fixtures and fittings and large windows capturing an abundance of natural light.
- Multiple living spaces, including a large open plan living/dining zone plus an additional living and meals area adjoining the kitchen.
- The updated kitchen forms the heart of the home and features plenty of bench space, modern appliances (dishwasher, oven and cooktop) and plenty of storage (including a walk-in pantry).
- 3 great sized bedrooms, all with ceiling fans and built-in robes.
- The master bedroom benefits from access to the bathroom making it feel like an ensuite.
- Air conditioning to the living area.
- A family bathroom with separate bath and shower, plus a separate toilet.
- A very large covered patio which can easily accommodate both outdoor lounge and dining zones. This space is perfect for entertaining or relaxing and overlooks the generous back yard.
- Single garage with internal access internal access. There is also an abundance of extra off street parking space including room for caravan, boat and trailer parking!
- Additional features include security screens, NBN and a garden shed.

For further information or to arrange your inspection, please contact Joshua Waters.

MORE DETAILS

Property ID	3B68F1R
Property Type	House
Land Area	720 m2
Including	Dishwasher

Joshua Waters 0417 800 991

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

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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