



20 Denham Street, Bracken Ridge




## Convenient Lowset Living on a Generous 580sqm Block - Ideal First Home or Investment Opportunity

Positioned in a highly convenient pocket of Bracken Ridge, this neat and tidy lowset brick home presents an excellent opportunity for families, first home buyers, or investors seeking a solid, low-maintenance property on a generous 580sqm level block.

Inside, the home offers a spacious lounge and dining area with plenty of room to relax or entertain. The large kitchen is both practical and well-equipped, featuring an electric cooktop, upgraded wall oven, and dishwasher to make everyday living easy.

There are three decent sized bedrooms, all serviced by a functional layout. Air-conditioning and security screens provide added comfort and peace of mind, while a single remote lock-up garage ensures secure and convenient parking.

Outdoors, the fully fenced backyard is perfect for families, offering a lush, level lawn with plenty of space for kids and pets to play. A

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### FOR SALE

Offers over \$990,000

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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**

garden shed adds valuable extra storage.

The location is a standout, with easy access to local schools including Bracken Ridge State School, St Joseph's Catholic Primary, and Sandgate District High School. Reliable bus transport is just a short walk away, and Bracken Ridge Plaza (Coles) is only five minutes from your doorstep. All of this is just 15km from the Brisbane CBD, making commuting simple.

A great combination of space, practicality, and convenience-this is an opportunity not to be missed.

Special Features include -

- A level 580sqm block in a highly convenient pocket of Bracken Ridge
- A neat and tidy brick home with a practical floorplan
- Spacious open plan lounge/dining area with air-conditioning
- The large kitchen offers plenty of bench space and storage, and quality appliances including an electric cook top, upgraded wall oven and dishwasher
- 3 sizeable bedrooms (2 with air-conditioning)
- A well-appointed family bathroom with shower, bath and separate toilet
- A single remote lock-up garage with internal access
- Internal laundry
- A wonderful family friendly backyard with level lawn, upgraded fencing and low maintenance landscaping

Delay will ultimately mean disappointment if you don't act quickly on this outstanding opportunity! For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts:

Land Size: 580sqm

Year Built: Circa 1980's

Aspect: East Facing

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

Quarterly Rates: \$543.15 per quarter

Rental: \$650-\$700 per week

Building and Pest Report: Yes, available for buyers at the Open Homes

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 3C4NF1R   |
| Property Type | House   |
| Land Area     | 580 m2  |
| Including     | Air Conditioning<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

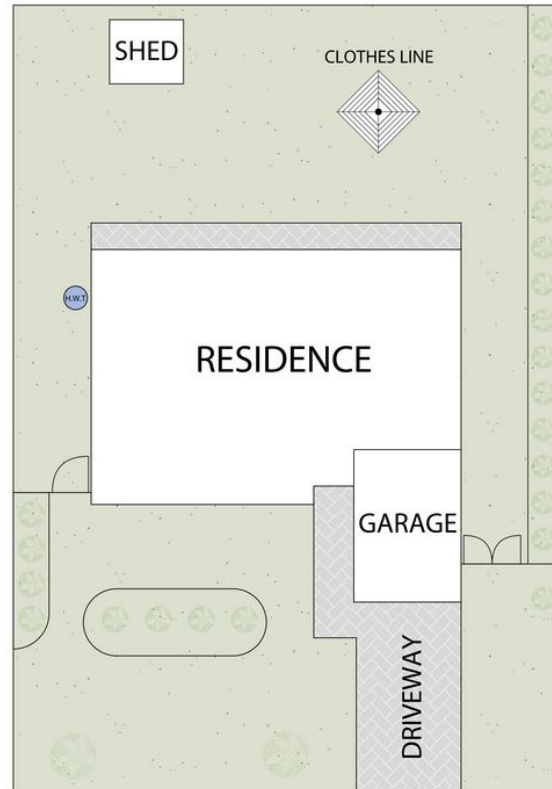
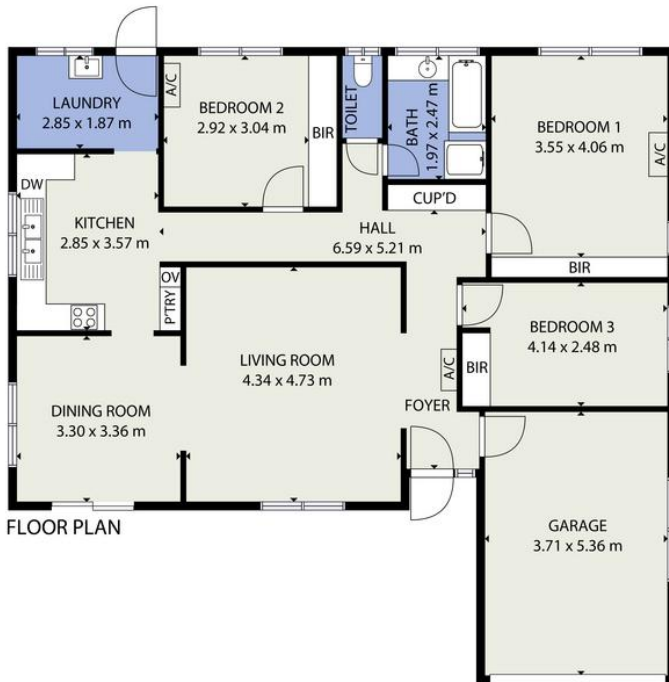
**Daniel Waters 0412 847 849**

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20 Denham Street, Bracken Ridge, Queensland, 4017

TOTAL APPROX. FLOOR AREA 130 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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