



25 Broders Street, Bracken Ridge

Beautifully Presented Single Level Home on 784m² —Blue Chip Position!

Located within a wonderfully private, peaceful and sought-after position on one of Bracken Ridge's best streets (with City glimpses!), this rare lowset home presents the most appealing and impressive lifestyle opportunity for those seeking superb location, a free-flowing single level floor plan and all the space that you will need for many years to come.

Sitting on an elevated 784m² block, the property features lush gardens and a beautifully presented and exceptional spacious home including 3 generous bedrooms (plus a multipurpose room/office), a light filled living space, refreshed kitchen, plenty of outdoor area for families and room for additional parking for a boat or caravan!

The home's wonderful features are complemented by its coveted location within one of Bracken Ridge's best pockets. Nestled within a whisper quiet position with a premium elevated aspect, the home captures beautiful views and cool breezes. The home benefits from easy and direct access to local shops and there is a bus stop 450m around the corner which services the city and surrounding areas.

3 2 2

FOR SALE
Under Contract

AGENTS

Joshua Waters
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AGENCY

LJ Hooker Aspley | Chermside
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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.

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Being a family friendly area, the home is within walking distance of Bracken Ridge State School (400m) and St Joseph's Primary School (550m), and a short drive to Bracken Ridge State High School (7 minutes), St John Fisher College (5 minutes) and Nudgee College (12 minutes). Access to the beautiful Sandgate foreshore, Sunshine and Gold Coasts and Brisbane Airport and CBD is incredibly convenient with easy access to major transport routes nearby.

Features you will love, include:

- An exceptionally 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 fresh neutral paintwork throughout, brand new fixtures and fittings including LED lighting, fans, air-conditioning and large windows capturing an abundance of natural light.
- A large, carpeted lounge room and an adjoining tiled dining space.
- The kitchen forms the heart of the home and features plenty of bench space, a modern stainless-steel dishwasher and oven, cooktop and rangehood.
- Three great sized bedrooms, all with ceiling fans, built-in robes and main with ensuite.
- Additional multi-purpose room which is a perfect home office, kids playroom or guest room.
- Air conditioning to the living area and master bedroom, plus ceiling fans throughout.
- A family bathroom with separate bath and shower, plus a separate toilet.
- Large internal laundry with study/sewing desk.
- An alfresco entertaining area which flows out from the kitchen/dining area, offering the perfect place to relax in absolute privacy or entertain friends and family.
- The front yard features established low maintenance landscaping, and the secure backyard is also beautifully landscaped and provides plenty of space for kids and pets to run around.
- Large double garage with extra storage space and a freshly painted floor. 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, quality window coverings and a garden shed.

Opportunities to purchase a single level home in this tightly held pocket of Bracken Ridge rarely become available, so make sure you move quickly to avoid disappointment.

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

MORE DETAILS

Property ID 3AWPF1R
Property Type House
Land Area 784 m2
Including Air Conditioning
Courtyard
Dishwasher
Built-in-Robes

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Business Owner, Sales Consultant and Registered Valuer |
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25 Broders Street



Internal Area (including Garage) 186m²



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.