






32 Denham Street, Bracken Ridge

## Lowset Living on a Sizeable 580sqm Block with Side Access

Positioned within a highly convenient and desirable pocket of Bracken Ridge, this neat and tidy lowset brick home presents an outstanding opportunity for first home buyers, families, downsizers and savvy investors alike. Set on a generous 580sqm block, the home offers comfortable living, excellent outdoor space and valuable side access for additional vehicles, boats or caravans.

Designed for easy everyday living, the spacious living and dining area connects seamlessly with the tidy kitchen, creating a functional and welcoming central hub of the home. Sliding doors extend out to a covered pergola, providing the perfect space for entertaining while overlooking the large family-friendly backyard with plenty of room for children and pets to enjoy.

Offering a practical single level layout, the home includes three bedrooms, a two-way bathroom with shower over bath, separate toilet and an internal laundry for added convenience. The home is further enhanced with air-conditioning and vinyl plank flooring, providing both comfort and low maintenance practicality throughout. The double lock-up garage and wide side access further enhance the property's appeal, catering perfectly to buyers seeking additional storage or

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### FOR SALE

Offers Over \$980,000

### VIEW

Sat 13th Jun @ 11:45AM - 12:15PM

### AGENTS

Daniel Waters  
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dwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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 **LJ Hooker**

space for recreational vehicles.

The location is exceptionally convenient, positioned close to quality schools including Bracken Ridge State School, St Joseph's Catholic Primary School and Sandgate District High School. Reliable bus transport is within walking distance, while Bracken Ridge Plaza (Coles) is only minutes away. With easy access to major arterial roads and just 15km from the Brisbane CBD, the lifestyle on offer here is both practical and highly connected.

Currently rented for \$610 per week, the property also represents an excellent investment opportunity within a consistently strong rental market.

**Key Features:**

- Neat and tidy lowset brick home on a 580sqm block
- 3 decent sized bedrooms
- way bathroom with shower over bath and separate toilet
- Spacious living and dining area
- Well-appointed kitchen with electric cooktop and oven
- conditioning for year-round comfort
- Low maintenance vinyl plank flooring
- Covered outdoor pergola overlooking the backyard
- Large family-friendly backyard with plenty of space
- Double lock-up garage
- Excellent side access for a boat, caravan or trailer
- Internal laundry
- Convenient location close to schools, shops and transport
- Approximately 15km from the Brisbane CBD
- Currently rented for \$610 per week

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: \$TBC

Occupancy Status: Currently rented

Current Rent: \$610 per week

Market Rent Assessment: \$650-\$700 per week

**DISCLAIMER:** All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

## MORE DETAILS

Property ID 3CAFF1R  
Property Type House  
Land Area 580 m2

### **Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer |  
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### **LJ Hooker Aspley | Chermside (07) 3263 6022**

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Whilst every attempt has been made to ensure accuracy,  
Floorplans are representative & should be used as a guide only.

