






43 Caulfield Street, Bracken Ridge

Fantastic Single Level Home with Private & Peaceful Bushland Outlook

Perfectly positioned in a whisper quiet Bracken Ridge pocket and backing onto 16 hectares of conservation bushland, this wonderful lowset brick home offers a fantastic family friendly floorplan with free-flowing living spaces, 3 generous sized bedrooms, 2 renovated bathrooms and a large alfresco entertaining area with views toward the level backyard and leafy bushland behind.

The home is currently owner occupied and wonderfully presented with a range of modern upgrades, meaning you can simply move straight in or rent out immediately!

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

3  2  3 

FOR SALE
Under Contract

AGENTS

Joshua Waters
0417 800 991
jwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermshire
(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**

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.

Special Features include:

- Fully fenced and level 558sqm block, providing plenty of space for kids or pets to run around and easy care landscaping.
- Incredibly private and peaceful position backing onto 16 hectares of conservation zoned Bushland and featuring wonderful separation from neighbours.
- Lowset, low maintenance brick and tile construction.
- Modern bamboo flooring throughout.
- 3 generous bedrooms, all with built-in robes.
- The master bedroom features a walk-in robe and renovated ensuite.
- Neat and tidy kitchen with plenty of bench space and storage, electric cook top and oven and stainless-steel dishwasher. The kitchen interacts very well with the living spaces, patio area and backyard.
- Multiple living spaces, including an open plan living/dining zone plus an additional living/meals area adjoining the kitchen.
- A renovated main bathroom with separate bath and shower, plus a separate toilet.
- Air-conditioning to the main living area and ceiling fans to bedrooms.
- Large covered patio which flows easily with inside and is perfect for entertaining or relaxing whilst overlooking the generous back yard and views towards the serene adjoining bushland.
- An abundance of vehicle parking options, including a double garage with remote control and internal access, single carport plus plenty of room/width down both sides of the house for additional cars/caravans/boats/trailers.
- Large solar system (24 panels).
- Other features include security screens, NBN and outstanding rent potential for investors.

Buyers seeking a well presented and low maintenance brick home in a highly desirable Bracken Ridge location are encouraged to inspect without delay.

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

MORE DETAILS

Property ID	3AQQF1R
Property Type	House
Land Area	558 m2
Including	Dishwasher Built-in-Robes Fully Fenced Remote Garage

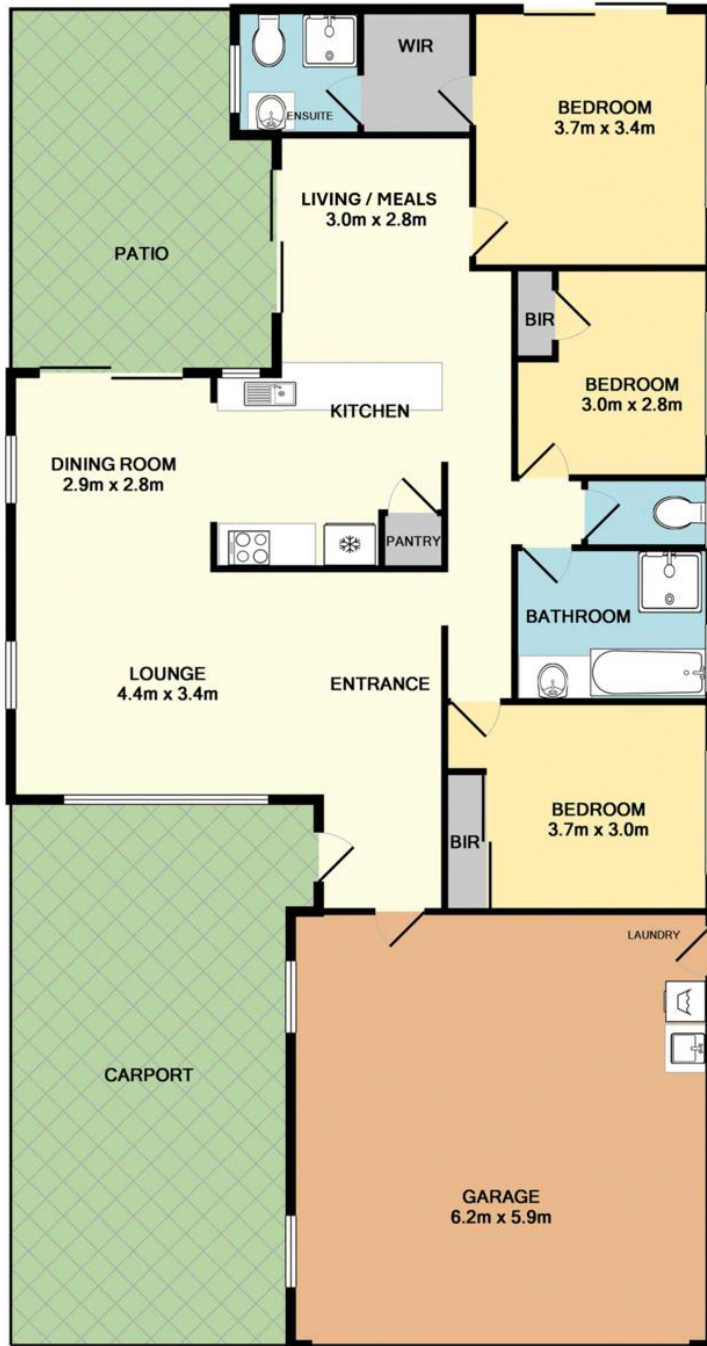
Joshua Waters 0417 800 991

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

LJ Hooker Aspley | Chermside (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034
aspley@ljhooker.com.au | aspley@ljhooker.com.au





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.