



43 Sophy Crescent, Bracken Ridge

Perfect First Home or Investment - Easy-Care Lowset Brick Home on 636m2

Set on a generous 636m2 family-friendly block in a wonderfully quiet inside street, this well-presented lowset brick and tile home offers an appealing combination of space, practicality and potential. With a versatile floor plan, multiple living areas and a spacious backyard, this property is ideally suited to first-home buyers, growing families or savvy investors. Currently leased to excellent tenants, it also presents an outstanding opportunity for those looking to secure a solid investment with scope to add value over time.

Property Features

- Low-maintenance brick and tile construction
- Tidy, well-presented interiors with plenty of scope to enhance and personalise
- Spacious formal lounge and dining area plus a separate family room
- Three generous built-in bedrooms
- Two-way bathroom with direct access to the master bedroom
- Well-appointed kitchen featuring a dishwasher, excellent bench space and ample storage

3 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

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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.



- Private covered entertaining area overlooking the expansive backyard
- Fully fenced 636m2 block, ideal for children, pets and outdoor enjoyment
- Space for easy side access and plenty of room to add a large shed and swimming pool if desired
- Lock-up garage plus excellent off-street parking (yes there's space for a van, boat and trailer!)
- Peacefully positioned in a quiet, family-friendly street
- Air-conditioning for year-round comfort
- Currently leased for \$660 per week with a lease in place until November 2026

Whether you're searching for your first home, a comfortable family residence or a smart addition to your investment portfolio, this property offers the space and flexibility that are increasingly hard to find.

Astute buyers looking for value will appreciate the generous block, practical floor plan and outstanding potential on offer here.

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	3CRBF1R
Property Type	House
Land Area	636 m2
Including	Dishwasher

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