



80 Aldea Circuit, Bracken Ridge

Freshly Painted Lowset, Multiple Living Spaces and Parkland Backdrop

Nestled in a quiet, family-friendly pocket of Bracken Ridge, this freshly updated lowset brick home delivers the perfect combination of modern comfort, space, and everyday convenience.

Offering four generous bedrooms, two well-appointed bathrooms, and multiple living areas, the home has been stylishly refreshed with a crisp white colour palette, upgraded carpets, contemporary downlighting, and updated fixtures throughout. The well-equipped kitchen with large breakfast bar and quality appliances connects effortlessly to the covered alfresco area-ideal for entertaining or relaxed outdoor living.

Set on a 450sqm block, the fully fenced backyard provides a safe and spacious environment for children and pets, while the desirable north/south orientation and peaceful position backing onto parkland reserve create a sense of privacy and tranquillity.

Year-round comfort is assured with upgraded air-conditioning and ceiling fans, making this home as practical as it is inviting.

4  2  2 

FOR SALE

For Sale Now

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.

 **LJ Hooker**

Perfectly positioned, you're within walking distance to Bald Hills train station and just moments from quality local schools, Bracken Ridge Plaza, Westfield Chermside, and major transport links including the Gateway Motorway, Brisbane Airport, and the M3 to the Sunshine Coast-only 16km from the Brisbane CBD.

Whether you're looking for a move-in ready family home or a smart investment opportunity, this well-presented property in sought-after Bracken Ridge is ready to impress.

Special Features include —

- A level 450sqm block with a desirable north/south aspect
- Occupying a quiet position on a lovely inside street, and immediately backing onto a parkland reserve
- The home has been freshly painted internally and offers upgraded carpet, modern downlighting, new switches, air-conditioning, fans and security screens
- A practical floorplan that includes an open plan living/dining area and separate family room
- 4 sizeable bedrooms; main bedroom with ensuite and walk-in robe
- 2 well-appointed bathrooms. The main bathroom includes a bath, shower, new vanity and separate toilet.
- A well-presented kitchen with plenty of bench space and storage. There is an electric cooktop, wall oven and dishwasher.
- A covered alfresco area connects seamlessly to the living/dining and overlooks the family friendly backyard
- A double lock-up garage with remote door and internal access
- Internal laundry

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: 450sqm

Year Built: Circa 2005

Aspect: South Facing (north facing at rear)

School Catchments: Norris Road State School, Bracken Ridge State High School

Quarterly Rates: \$540.40 per quarter

Rental: \$750-\$800 per week

MORE DETAILS

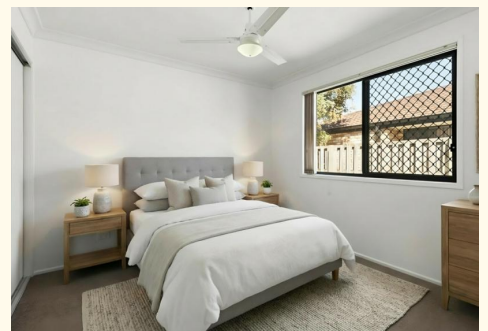
Property ID 3C2WF1R
Property Type House
Land Area 450 m2
Including Ensuite
Air Conditioning
Toilets (2)
Dishwasher
Built-in-Robes
Fully Fenced
Remote Garage
Liveability

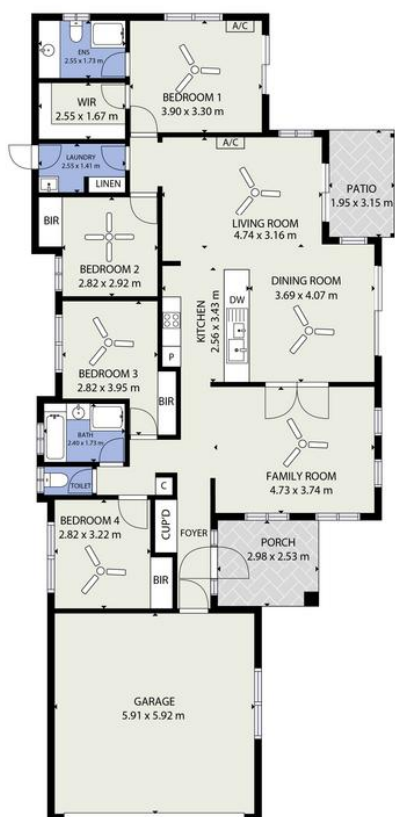
Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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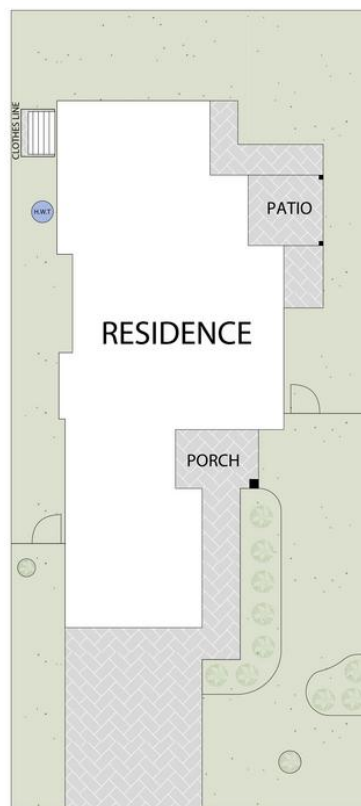
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FLOOR PLAN



80 Aldea Circuit, Bracken Ridge, Queensland, 4017, Australia

TOTAL APPROX. FLOOR AREA 172 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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