



85 Enbrook Street, Bracken Ridge

Set-and-forget 4-bed brick lowset with pool: leased at \$870/wk till May 2027!

Framed by a whopping 10.6m covered patio and a sparkling in-ground pool, and leased at \$870 a week to a tenant who looks after the place beautifully, this lowset brick-and-tile 4-bedder on 650m2 has broad appeal —a genuinely set-and-forget proposition for investors, and a ready-made family home for anyone happy to let the lease run its course.

Highlights:

- " Two living zones plus two dining spaces —an AC lounge and dining hub at the front, a second living room off the kitchen
- 4 fan-cooled bedrooms, 3 with BIRs, the master with a WIR + ensuite; main bathroom and separate toilet
- Enormous 10.6m covered patio running the length of the house, opening onto the in-ground pool
- 650m2 fully fenced block with garden, 3kW solar and a water tank keeping the running costs down
- Tenanted at \$870/wk to May 2027; owners have already bought elsewhere and are motivated

Start where you'd actually start. Roller door up, park inside the double

4 2 2

FOR SALE
FOR SALE

VIEW
By Appointment

AGENTS

Kevin Ahn
0400 098 188
kevinahn@ljhsbh.com.au

Sienna Kim
0477 735 068
siennakim@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



garage, roller door down, then in through the internal door and you're in the entry hall with the kitchen a few steps away. Bags on the bench, milk in the fridge, cereal into the pantry, ample cabinetry allow you to effortlessly keep the kitchen organised and clutter-free.

And here's the part the floorplan gets right that a lot of newer homes don't: the 2 living zones are actual separate rooms, not one big open-plan space with the furniture pointed in different directions. The front lounge and dining room is the larger of the two at roughly 6m x 7m, air-conditioned, sitting off the entry with its own windows—a proper room with walls around it, so the telly, the homework or the visitors can stay well clear of the kitchen. The second living room sits on the other side of the kitchen, with a bench between the two so whoever's cooking stays in the conversation.

Step outside to discover your very own private oasis. The expansive undercover patio provides a fantastic vantage point over the fully fenced backyard, manicured gardens, and sparkling in-ground pool, promising endless summer enjoyment and effortless weekend entertaining.

The 4 bedrooms are grouped together in their own wing, all fan-cooled. The master's the pick at 4.6m x 3.5m, with a WIR and a self-contained ensuite, tucked at the quiet end beside the patio. Two more have BIRs, while the 4th is the flexible one—nursery, home office, or the spot the exercise bike finally gets a home.

Add a dedicated laundry, linen storage in the hall, a 3kW solar system and a water tank, and the running costs stay refreshingly modest.

As for the location, Bracken Ridge is an easy place to live, with multiple parks and shops within easy walking distance. An 11 minute walk takes you to St Joseph's Catholic Primary School, while Bracken Ridge State School and Sandgate District State High is a 3- and 11-minute drive respectively; Brisbane CBD is roughly 20km south—call it 35 minutes on a good day.

Income now, lifestyle later—that's a combination worth chasing. Contact Kevin or Sienna today to arrange your inspection!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

MORE DETAILS

Property ID	B59BF4R
Property Type	House
Land Area	650 m2
Including	Air Conditioning
	Toilets (2)
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

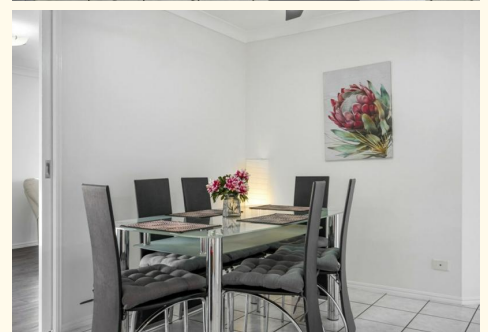
Sienna Kim 0477 735 068

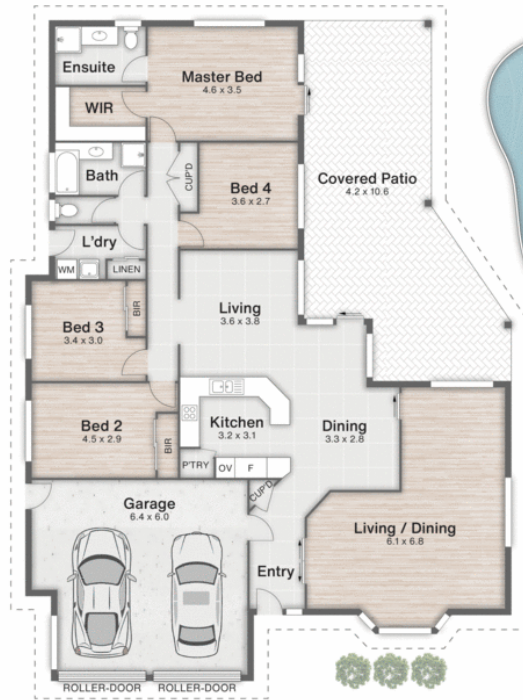
Agent with Kevin Ahn | siennakim@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

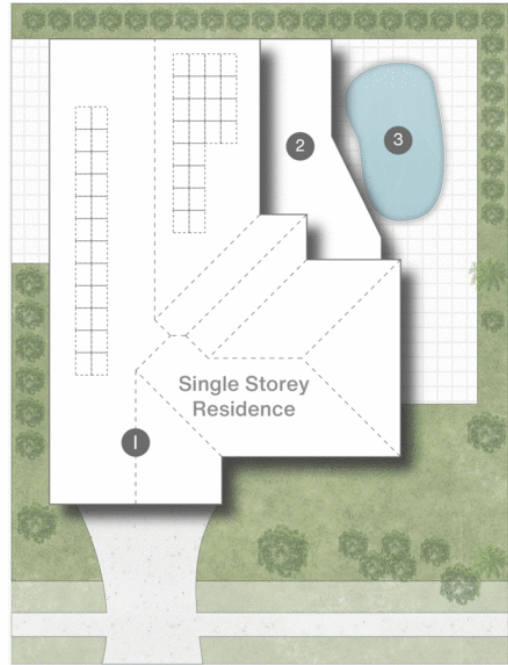
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Garage
- 2 Patio
- 3 Pool



Enbrook Street



85 Enbrook Street **BRACKEN RIDGE**

4 | 2 | 2 | 244m² | 650m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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