



6/8 Ruocco Street, Bracken Ridge

Stylish, Move-In Ready Townhome with Palm Springs-Inspired Courtyard

Beautifully updated and ready to enjoy, this stylish three-bedroom townhome combines fresh contemporary interiors with a stunning Palm Springs-inspired courtyard and versatile work-from-home space. Positioned within a well-maintained complex in a highly convenient Bracken Ridge location, fresh neutral paintwork, floating timber floors, plush carpet upstairs and modern fixtures and fittings combine to create a fresh, contemporary home with nothing further to do.

A spacious open plan living and dining area flows seamlessly to the beautifully landscaped courtyard, creating a fantastic extension of the home's living space. Designed for relaxed outdoor living and entertaining, this private retreat features a covered patio, timber deck, synthetic grass and easy-care landscaping. Back inside, the modern kitchen sits at the heart of the home and offers generous bench space, ample storage, dishwasher and electric cooking. Upstairs are three generous bedrooms, including a master suite with walk-in robe, ensuite and private balcony. Air-conditioning to the living area and master bedroom, together with ceiling fans to all bedrooms, ensures year-round comfort.

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.

3 2 1

FOR SALE

Offers Over \$780,000

VIEW

Thu 24th Sep @ 5:00PM - 5:30PM

AGENTS

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

AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022



Adding another dimension to the home, the garage has been improved to provide the flexibility of secure car accommodation or a dedicated work-from-home/multipurpose space. An additional vehicle can be accommodated on the driveway, making this a particularly practical option for buyers wanting the flexibility of a home office without sacrificing off-street parking.

The location further enhances the appeal, with Bracken Ridge Plaza, including Coles and a range of specialty stores, Norris Road State School and Brisbane North Institute of TAFE all within easy walking distance. Excellent access to the Gateway Motorway and Bruce Highway makes commuting and weekend travel equally convenient, with easy connections to the Brisbane CBD and Airport, as well as the Sunshine Coast and Gold Coast.

Key Features Include:

- Beautifully presented three-bedroom townhome, ready to move in and enjoy
- Fresh neutral paintwork and modern fixtures and fittings
- Floating hybrid timber floors to the downstairs living areas and plush carpet upstairs
- Spacious open plan living and dining area
- Modern kitchen with generous bench space, dishwasher, electric cooktop and oven, and ample storage
- Three generous bedrooms with built-in robes
- Master bedroom featuring walk-in robe, ensuite and private balcony
- 2.5 bathrooms, including convenient downstairs powder room
- Air-conditioning to the living area and master bedroom, plus ceiling fans to all bedrooms
- Beautiful Palm Springs-inspired private courtyard
- Covered patio, timber deck, synthetic grass and easy-care landscaping
- Versatile garage suitable for secure car accommodation or use as a work-from-home/multipurpose space
- Additional off-street car space on the driveway
- Only 1 shared wall and pathway access down one side
- Internal laundry
- Security screens, quality window coverings, excellent storage and NBN
- Secure complex featuring a swimming pool, shared entertaining area and residents' gym

Contact Joshua Waters to discuss this opportunity further.

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 3CRNF1R
Property Type Townhouse

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.



Ground Floor



First Floor

Internal Living Area : 114 Sqm
External Living Area : 32 Sqm
Total Living Area : 146 Sqm

The floor plan is not to scale; measurements are indicative and in metres.
Plans should not be relied on. Interested parties should make and rely on their own enquiries.