






7/8 Ruocco Street, Bracken Ridge

Private, Stylish Townhome in Convenient Bracken Ridge Position

Positioned within a well-maintained complex, this well-presented townhouse offers privacy, comfort and low-maintenance living in a highly convenient Bracken Ridge location.

The home features a spacious open plan living and dining area that flows seamlessly to the outdoor space. A modern kitchen with plenty of bench space, electric cooktop, dishwasher and ample storage sits at the centre. There are three generous bedrooms with built-in robes, including a master with an ensuite and balcony. A large solar system, air-conditioning to the living area and 2 bedrooms and 2.5 bathrooms ensure year-round comfort and practicality.

The townhouse benefits from an incredibly convenient location, within walking distance of Bracken Ridge Plaza (Coles and specialty stores), Norris Road State School and Brisbane North Institute of TAFE. The location also provides direct access to both the Bruce Highway and Gateway Motorway, Sunshine Coast, Gold Coast and Brisbane Airport.

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FOR SALE

For Sale Now

VIEW

Sat 20th Jun @ 11:00AM - 11:30AM

AGENTS

Joshua Waters
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AGENCY

LJ Hooker Aspley | Chermside
(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**

The property is currently vacant and ready to move in or rent out immediate without delay!

Key Features Include:

- Well-presented with neutral finishes and large windows capturing natural light.
- Open plan living and dining.
- Modern kitchen with plenty of bench space, dishwasher, electric cooktop and oven and good storage.
- 3 bedrooms with built-in robes.
- Master with walk-in robe, ensuite and balcony.
- 2.5 bathrooms including downstairs toilet.
- Air-conditioning to living area and 2 bedrooms + ceiling fans to all bedrooms.
- Covered patio and low-maintenance courtyard with access down the side.
- Single garage with remote control roller door and internal access.
- Solar system installed.
- Internal laundry.
- Additional features include security screens, blinds, good storage and NBN.
- Secure complex featuring a swimming pool with shared entertaining area and a fully equipped gym.

Representing an exceptional opportunity to secure a well-presented, low-maintenance home in a highly convenient and family-friendly location, this property won't be on the market for long. Contact Joshua Waters to discuss further.

MORE DETAILS

Property ID	3CH0F1R
Property Type	Townhouse
Including	Remote Garage

Joshua Waters 0417 800 991

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

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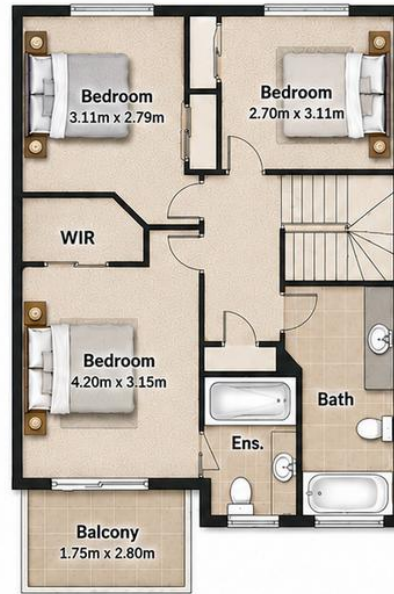
Ground Floor

Approx. 70.0 sq. metres



First Floor

Approx. 59.8 sq. metres



7/8 Ruocco Street, Bracken Ridge

Total Area: Approx. 129.8 m²

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should make their own enquiries.