



5 Tietkens Avenue, Braitling

\$495,000 – What Space!




Located less than three kilometres from town, this charming golden oldie sits on a generous 1,060sqm allotment with rear access and an abundance of outdoor space. There is plenty of room to further enhance the gardens, build a shed, or even add a studio.

The original home offers three bedrooms, one bathroom, and a study or storeroom. A thoughtfully designed extension adds two additional bedrooms and a second bathroom, creating an ideal opportunity for larger families, dual living, or investors seeking strong rental appeal. A more recent addition is the Stratco-style double carport positioned to the left of the home, providing excellent covered parking.

Entry from the rear leads into the country-style kitchen featuring ample cupboard space, a 900mm gas cooktop, and an electric under-bench oven. There is also room for a dining table or mobile chef's island.

The front entrance opens into the welcoming lounge room, highlighted by lap and sash windows and lovely views across the established, colourful front garden bursting with vibrant bougainvillea and antigonon.

Ceramic floor tiling features throughout the home, complemented by vertical blinds and ceiling fans.

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FOR SALE

Please Call

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AGENCY

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 **LJ Hooker**

The property is serviced by ducted evaporative air conditioning throughout, with one bedroom featuring a split system air conditioner. An additional split system services the kitchen and living area for year-round comfort.

An outdoor entertaining courtyard cleverly connects the main home with the two-bedroom extension, creating a versatile and inviting central gathering space. The spacious laundry offers external access along with a full wall of shelving and excellent storage options.

Outside, the rear yard is shaded by established trees including citrus, mulberry, kurrajong, and a beautiful Indian peppercorn tree.

Whether you are searching for a spacious family home or a property with excellent rental potential, this one is packed with possibilities.

- Large 1060 sq metre block, laneway access at the rear
- Five bedrooms plus large storeroom
- Two fully tiled bathrooms, two toilets
- Full ceramic tiling throughout
- Gas kitchen, ample cupboard space
- Outdoor entertaining courtyard
- Double carport, fully fenced yard

Council rates \$2,632.96 p.a approx

MORE DETAILS

Property ID 2DAQFD5
Property Type House

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