

## Bray Park, 3 Federation Drive

BRAY PARK FAMILY HOME + SIDE ACCESS ON A LEVEL 648M2

**\*\*Seller purchased elsewhere, all offers will be submitted.\*\***

This highset 3-bedroom family home is located in Bray Park, just minutes from the shopping hubs of Lawnton and Strathpine, and within walking distance of local schools. Set on a level 648m2 block, it offers plenty of opportunities for you to add your personal touch and truly make it your own.

Featuring a spacious double carport and a low-maintenance garden, the entry to this home is welcoming, neat, and tidy. Inside, you'll find a generously sized, air-conditioned, open plan living and dining area. The adjoining contemporary kitchen is well-appointed with sleek countertops, a stylish splashback, and modern cabinetry, providing ample storage space for all your appliances.



**For Sale**  
OFFERS OVER \$749,000

**View**  
[ljhooker.com.au/1TEBF1H](http://ljhooker.com.au/1TEBF1H)

**Contact**  
**Jason Wagner**  
0457 704 071  
[jwagner.albanycreek@ljhooker.com.au](mailto:jwagner.albanycreek@ljhooker.com.au)



**Disclaimer:** 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 Albany Creek | Warner**  
**(07) 3264 9000**

The home features three bedrooms, one equipped with split-system air conditioning and built-in robes, all serviced by a spacious family bathroom. The renovated downstairs area offers multiple options for use as a home office, rumpus, or a teenage retreat.

Outside, you'll find a fully fenced, level backyard - a blank canvas offering endless possibilities for adding value with an outdoor deck, pool, or landscaping. There's ample space for kids and pets to run and play.

Additional features include side access, new roof in Jan 2023 and a new hot water system.

To arrange your inspection contact Jason Wagner on 0457 704 071.

Virtual Tour, First Floor: <https://my.matterport.com/show/?m=4EbpUCQmdLm>

Virtual Tour, Second Floor: <https://my.matterport.com/show/?m=rpvbHYuH86o>

#### Property Features:

- \* 3 bedrooms, one with split-system air conditioning & built-ins
- \* Large family bathroom
- \* Double carport with wide, flat driveway
- \* Air conditioned and open plan living and dining room with pendant lighting
- \* Well-appointed contemporary kitchen with sleek benchtops, splashback and cabinetry
- \* Front balcony
- \* Renovated downstairs area
- \* Side access
- \* Internal laundry
- \* New hot water system & new Colourbond roof
- \* Fully fenced and level backyard, plenty of room for a pool & trampoline
- \* 648m<sup>2</sup>
- \* Walk to local schools & shops

#### Location:

- \* 950m to Bray Park State School and 1.7km or 10 minutes walk to Pine Rivers State High (catchment) schools
- \* 1.1km or 3-minute drive to Coles & Kensington Village Shopping Centre
- \* 1.3km drive to Club Pine Rivers
- \* 1.9km drive to Holy Spirit Primary School
- \* 1.6km drive to Bunnings Lawnton & shopping precinct
- \* 2.7km drive to Les Hughes Sporting Complex
- \* 900m or 12-minute walk to Bray Park Station
- \* 3.9km or 9-minute drive to Strathpine Shopping precinct
- \* 6-minute drive to University of the Sunshine Coast Moreton Bay

#### Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



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## More About this Property

Property ID	1TEBF1H
Property Type	House
Land Area	648 m <sup>2</sup>
Including	Air Conditioning Toilets (1)

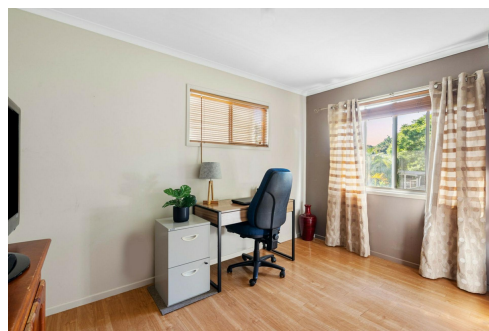
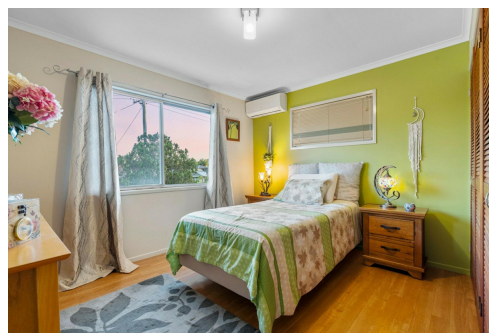
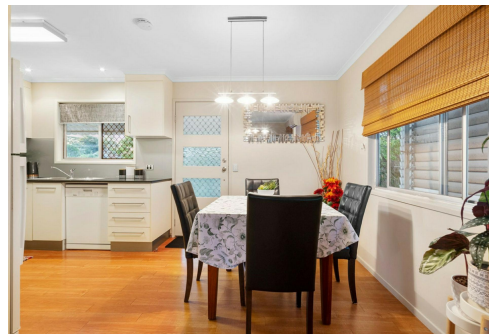
**Jason Wagner 0457 704 071**

Sales Consultant | [jwagner.albanycreek@ljhooker.com.au](mailto:jwagner.albanycreek@ljhooker.com.au)

**LJ Hooker Albany Creek | Warner (07) 3264 9000**

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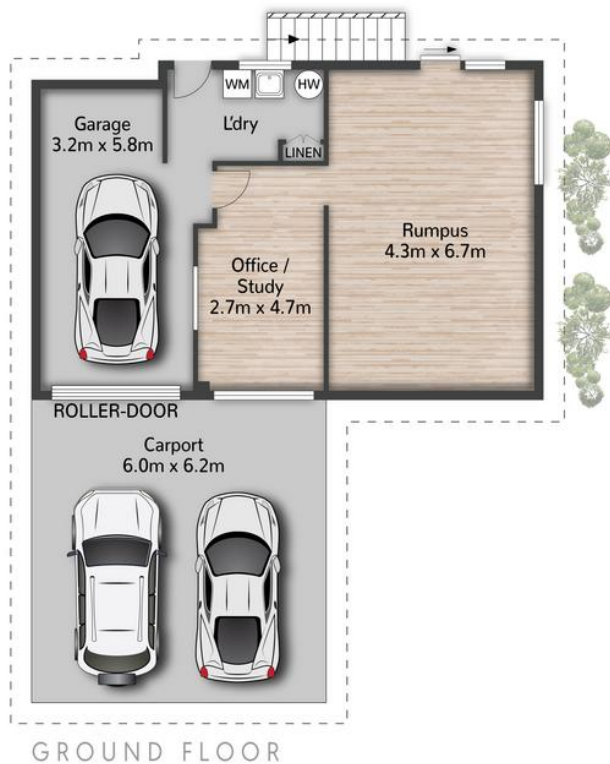
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3 Federation Drive **BRAY PARK**

3 | 1 | 3 | 198m<sup>2</sup>

**LJ Hooker**

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

**LJ Hooker**

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