







45 Viscount Street, Bray Park

Impeccably Presented, Stylishly Renovated & Designed for Modern Family Living

Impeccable presentation, stylish interiors and a modern renovation combine to create a beautifully appointed family home where quality finishes and versatile living come together effortlessly.

From the moment you step inside, the home's thoughtful design and contemporary updates are immediately evident. Beautiful hardwood flooring, plantation shutters, tinted windows and quality fixtures feature throughout, creating a sophisticated yet comfortable atmosphere.

At the heart of the home is the modern renovated kitchen, complete with luxurious Caesarstone benchtops, a Westinghouse induction cooktop, pyrolytic self-cleaning oven and Bosch dishwasher. Plantation shutters complement the space, while the adjoining lounge and dining areas provide a wonderful setting for everyday family life and entertaining.

Accommodation is generous and exceptionally versatile. Three well-appointed bedrooms feature built-in wardrobes, ceiling fans and tinted windows, with the main bedroom and 2nd bedroom both offering air

3 2 2

FOR SALE
$999,000+

VIEW
By Appointment

AGENTS
Wayne Cornell
0410 405 031
wcornell.albanycreek@ljhooker.com.au

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

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.

conditioning. The fourth bedroom/utility space provides even greater flexibility, complete with its own ensuite, walk-in robe, split-system air conditioning and plantation shutters.

For those seeking additional space, the expansive retreat is a standout feature. Ideal for dual living, a teenager's retreat, additional living space or a private relaxation zone, it offers endless possibilities to suit your family's changing needs. There is also a dedicated open plan home office with its own private entrance is perfect for those working from home.

Step outdoors and discover an entertainer's paradise. The sparkling chlorinated in-ground pool provides the perfect place to cool off during summer, while the covered outdoor entertaining area is ideal for hosting family and friends. A dedicated fire pit area creates an inviting space for relaxed evenings outdoors, while the large garden shed provides excellent additional storage.

Property Highlights
· Impeccably presented, stylishly renovated family home
· Modern renovation with quality finishes throughout
· Three bedrooms with built-ins, ceiling fans and tinted windows, the main bedroom and 2nd bedroom offer split air-conditioning
· Fourth bedroom/utility offers a private ensuite, walk-in robe & air con
· Renovated kitchen with Caesarstone benchtops, induction cooktop, pyrolytic self-cleaning oven & stainless-steel dishwasher
· Expansive retreat ideal for dual living, teenagers or additional living
· Dedicated open plan home office with its own entrance
· Plantation shutters throughout the home
· Spacious modern laundry
· Hardwood polished floorboards upstairs
· Tinted windows
· Ceiling fans throughout 2nd level
· Double lock-up remote garage with storage
· Sparkling chlorinated in-ground pool
· Covered outdoor entertaining area
· Solar Power System - 20 panels (5.2kw)
· Fire pit area
· Large garden shed
· Front and rear verandah
· Generous yard space for children and pets
· 619sqm block
Perfectly positioned just a stone's throw from Bray Park Primary School and a short stroll to Kensington Village Shopping Centre, this beautifully family home offers the perfect blend of lifestyle, convenience and versatility.

Approx Locations;
- 200m to Bray Park State School
- 450m to the nearest bus stop
- 500m to Kensington Village
- 2.6km to the Bray Park Train Station
- 1.9km to Bray Park High School
- 5km to St Pauls School

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.

MORE DETAILS

Property ID	1UJTF1H
Property Type	House
Land Area	619 m2
Including	Air Conditioning Pool Outdoor Entertaining Secure Parking Fully Fenced







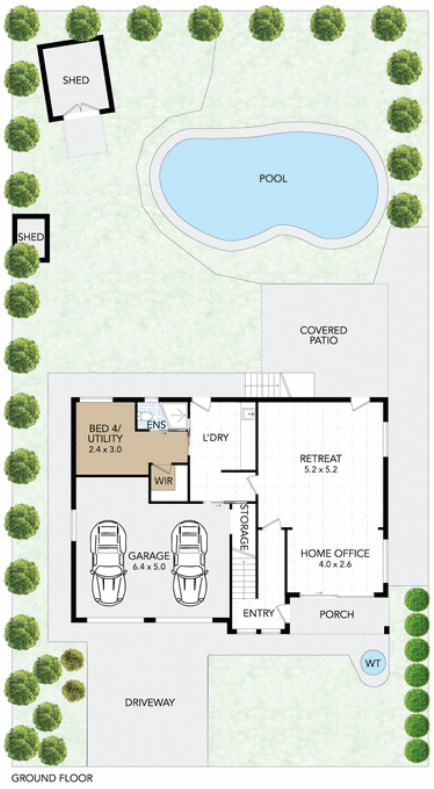




Wayne Cornell 0410 405 031
Sales Consultant | wcornell.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner (07) 3264 9000
699 Albany Creek Road, ALBANY CREEK QLD 4035
albanycreek.ljhooker.com.au | albanycreek@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.





LJ Hooker
Property Connections

45 Viscount Street, **Bray Park**

4 2 2 229m²

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

N

Created by Soulscape MEDIA

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