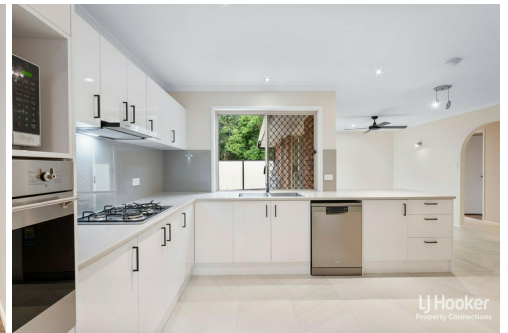
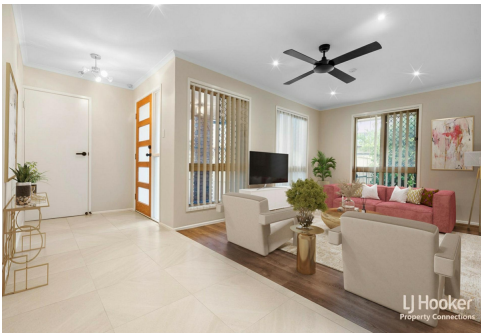




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## Bray Park, 70 Durham Crescent

### PERFECT FIRST HOME OR INVESTMENT OPPORTUNITY

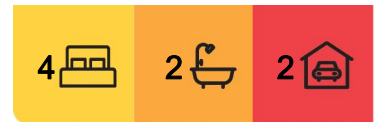
Nestled in the heart of Bray Park, this recently renovated lowset residence is a testament to sophisticated living and entertaining. The striking facade sets a commanding presence with its contemporary colour palette, complemented by the lush greenery of the surrounding landscape.

The home's interior welcomes you with striking new tiled floors that flow throughout the living areas, creating a sense of luxury and ease of maintenance. The separate living room, with its modern downlights and sleek black ceiling fans, offers a spacious environment for relaxation and family gatherings. The heart of the home is the open plan kitchen, boasting modern benchtops, a Smeg oven, rangehood, and smart cabinetry, finished with a convenient breakfast bar perfect for casual dining.

Accommodation is provided by four generous bedrooms, each fitted with sleek black



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

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ceiling fans, and three featuring built-in robes. The main bedroom is a private sanctuary with an ensuite, ensuring a relaxed and restful retreat. The contemporary bathroom exhibits style and sophistication with its modern fixtures and finishes.

Outside, the expansive fenced backyard with side access offers a blank canvas for outdoor activities and entertaining, with ample space for a trampoline and kids to play. The property also includes a double lock-up garage that doubles as an air-conditioned mancave, complete with a big screen TV, providing the ultimate leisure space.

Located conveniently close to Bray Park Train Station, local schools, shopping centres and sporting complexes, this home offers a lifestyle of comfort and luxury on a generous 607m<sup>2</sup> allotment. Solarhart and air-conditioning add to the home's appeal, ensuring energy efficiency and climate control.

For those seeking a perfect first home or investment opportunity, this property promises to deliver on all fronts. Contact Jason Wagner at 0457 704 071 to arrange your inspection and experience the blend of space, style, and modern convenience firsthand.

#### Property Features:

- \* Newly renovated 4 bedrooms with ceiling fans, three with built-in robes
- \* Air-conditioned
- \* Tiled floors, downlights & ceiling fans throughout
- \* Modern and open plan kitchen with modern bench tops, Smeg oven, breakfast bar & smart cabinetry
- \* Family dining
- \* Light-filled living room
- \* Contemporary bathroom
- \* Internal laundry
- \* Fenced and level backyard, room for a trampoline
- \* Solarhart
- \* Two car lock up garage doubles as a mancave
- \* 607m<sup>2</sup> level block

#### Location:

- \* 1km to Bray Park Train
- \* 3km to Bray Park State and 1.3km to Pine Rivers State High (catchment) schools
- \* 700m to Coles & Kensington Village Shopping Centre
- \* 1.7km to Club Pine Rivers
- \* 1.8km to Holy Spirit Primary School
- \* 2.1km to Bunnings Lawnton & shopping precinct
- \* 3.1km to Les Hughes Sporting Complex
- \* 4km to Strathpine shopping precinct

#### 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



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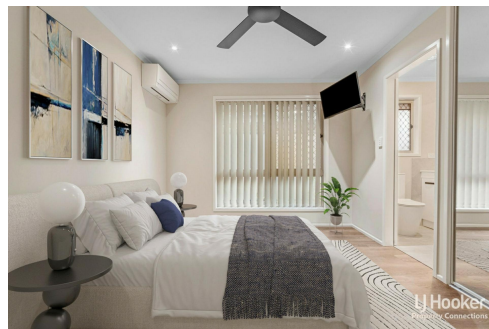
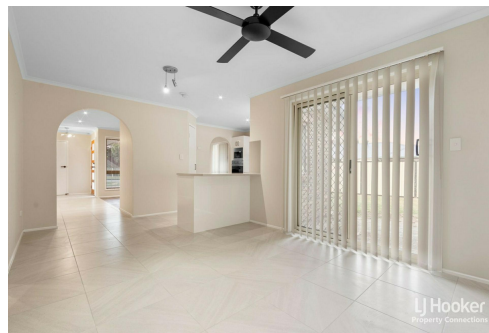
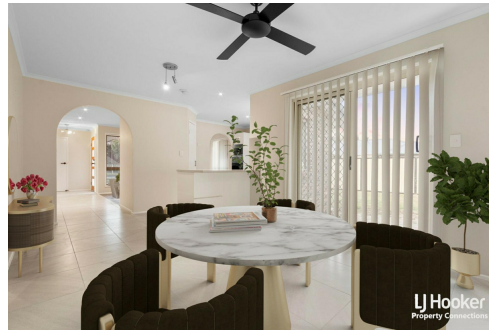
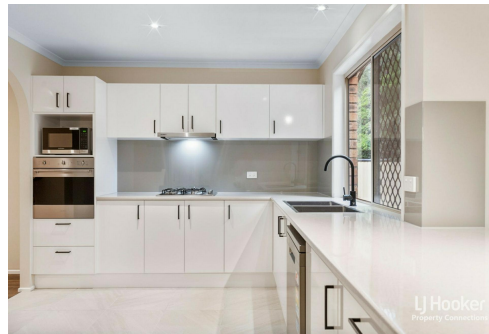
current portfolio, please call our main office on (07) 3264 9000."

## More About this Property

<b>Property ID</b>	1TFGF1H
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes

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

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70 Durham Crescent BRAY PARK

4 | 2 | 2 | 177m<sup>2</sup>



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



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