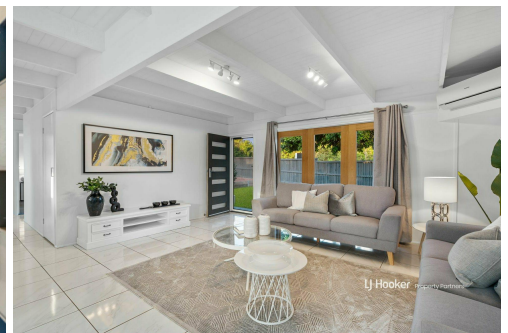
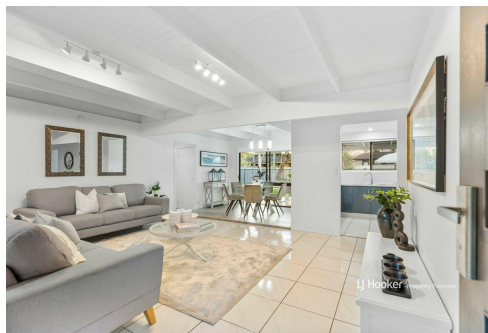
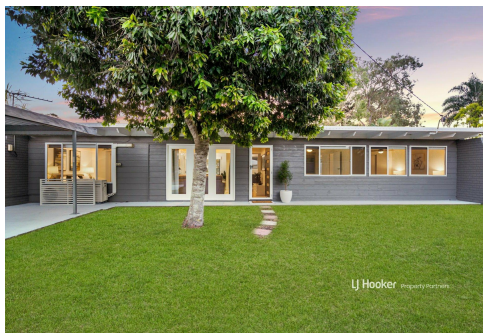




LJ Hooker Property Partners



Browns Plains, 821 Wembley Road

SOLD BY THE FLORENTZOS TEAM

Right around the corner from the bustling southside shopping hub of Grand Plaza /u8211? home to pretty much everything retail: Bunnings, Kmart, ALDI, Coles and all the eats and treats /u8211? this neat lowset is move-in/rent ready and eager to host a housewarming!

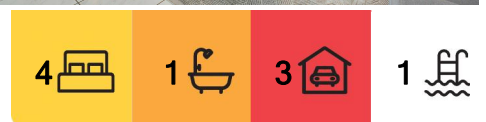
Highlights:

- Well-presented, light-filled home with front/side carport parking for up to 3 vehicles
- Covered alfresco pergola off back of the house overlooking inground pool & grassy yard
- Tiled lounge with A/C next to an all-electric modern kitchen with servery to dining room
- 4 fan-cooled beds, master with WIR, others with BIRs, bathroom has a shower & tub
- Large level block with unlimited potential for renos or a subdivision (STCA)

With white-washed raked ceilings in the living/dining areas and crisp white walls, this home feels light and bright and has a bunch of ceiling fans plus a couple of wall-mounted split system A/C units to keep things cool or cosy through the seasons.



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.



For Sale
Please Call

View
ljhooker.com.au/B2HXF4R

Contact
Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au

Ling Li
0403 192 378
lingli@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

The choice of a deep midnight blue for the cabinetry finishes in the u-shaped kitchen makes for a pleasant contrast and the household chef will be happy to see the quality electric cooktop and oven, and a large twin sink with draining board and views to the pool.

All up, there are 4 fan-cooled bedrooms /u8211? 3 with built-in robes with the master sporting a larger walk-in. There/u8217?s another dash of blue in the family bathroom too, making the wall tiles pop against the white palette used for the vanity unit and its above counter basin.

Glass sliders from the dining room open onto a covered outdoor entertaining patio beside the tempting inground pool. Other than the soaring palm trees lining one end of the pool area, this big level backyard is lawned and fenced for safe play by pets and kids.

Many will just want to move right on in, or quickly put this place up for rent, but others might have their sights set on the site itself, it/u8217?s size and super location /u8211? and be keen to explore options to either extend the current home, rebuild, or look into subdividing the block (STCA).

Whatever happens here, the location remains a cracker with a short walk to the playground in Adam Park, cafes, eateries, chemist and a bus stop on Browns Plains Road to take you to Grand Plaza. A 7-minute drive to Grand Plaza, even less to Browns Plains Primary & State High Schools.

Come and inspect this property for yourself and consider the pathway you want to take.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

More About this Property

Property ID	B2HXF4R
Property Type	House
Land Area	855 m ²
Including	Air Conditioning Toilets (1) Pool Outdoor Entertaining Built-in-Robes

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

Ling Li 0403 192 378

Buyer Concierge to Peter Florentzos | lingli@ljhpp.com.au

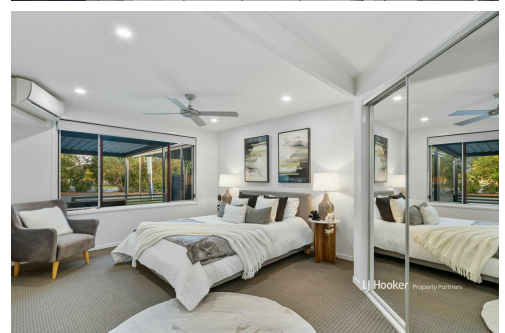
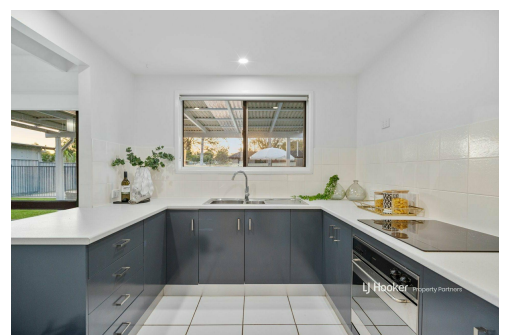
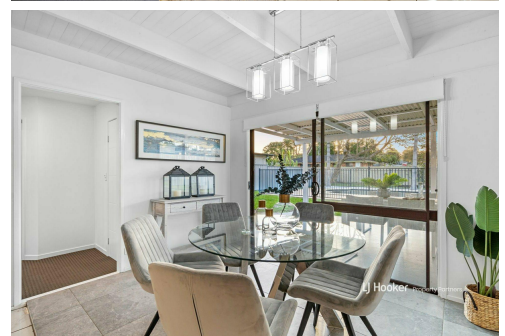
LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



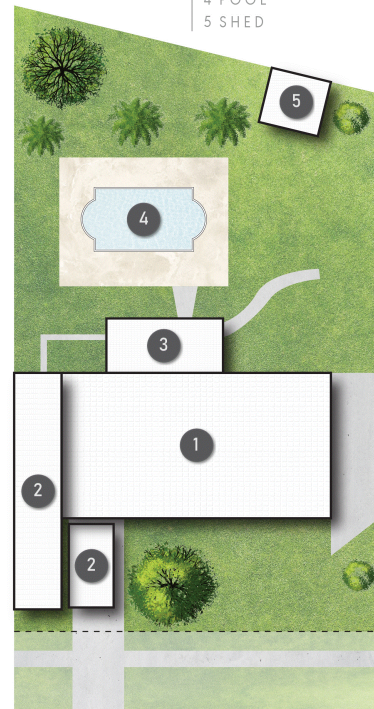
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LJ Hooker Property Partners
07 3344 0288

LEGEND

- 1 RESIDENCE
- 2 CARPORT
- 3 PATIO
- 4 POOL
- 5 SHED



Wembley Road

821 Wembley Road **BROWNS PLAINS**

4 | 1 | 3 | 140m²

LJ Hooker Property Partners

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

LJ Hooker Property Partners
07 3344 0288

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.