



Capalaba, 12 Patricia Street

4 Bedrooms, 2 Bathrooms, 2 Kitchens, 4 Living Areas —A Flexible Dual Living Opportunity!

Discover the endless possibilities this dual living residence has to offer. Designed for versatility, it caters perfectly to growing families, those with teenagers, or anyone seeking extra space for adult children, extended family, or even guests. With four spacious living areas and a unique layout, this home offers unparalleled flexibility to suit your lifestyle.

Key Features You'll Love:

- *Beautiful timber floors adding character and warmth
- *Stylish, modern bathroom for a touch of luxury
- *Solar power for energy efficiency
- *Expansive deck perfect for entertaining
- *Large, level backyard ideal for kids, pets, and gardening



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
Offers Over \$899,000

View
ljhooker.com.au/BSP8F2S

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Downstairs Highlights:

- *Spacious multi-purpose room with a built-in laundry
- *Generous 6.3m x 8m rumpus room, perfect for a home theatre or games room
- *Workshop/storage room that can also serve as a home office
- *Separate Granny Flat located at the rear, featuring:
 - *Air-conditioned bedroom for comfort
 - *Full-sized kitchen
 - *Living room
 - *Bathroom and separate toilet

Upstairs Highlights:

- *Air-conditioned lounge with a cozy combustion stove/fireplace
- *Tiled family room leading out to the deck for seamless indoor-outdoor living
- *Modern stone bench top kitchen with a gas cooktop and breakfast bar
- *Gorgeous timber deck overlooking the backyard, perfect for morning coffees or evening gatherings
- *Three bedrooms, all with built-in robes; master bedroom includes air conditioning

Prime Location

Situated just minutes away from major shopping centers, a bus interchange, and all essential amenities like schools, a TAFE college, doctor's surgeries, and childcare facilities, this home offers convenience and ease of living.

Whether you're looking for a multi-generational living solution, extra space for hobbies, or a smart investment with rental potential, this dual living home has it all.

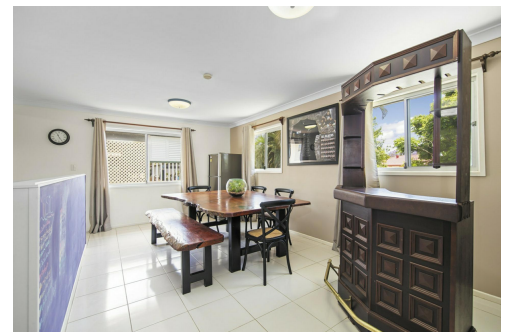
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More About this Property

Property ID	BSP8F2S
Property Type	House
Land Area	658 m ²
Including	Air Conditioning Deck

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SITE PLAN LEGEND

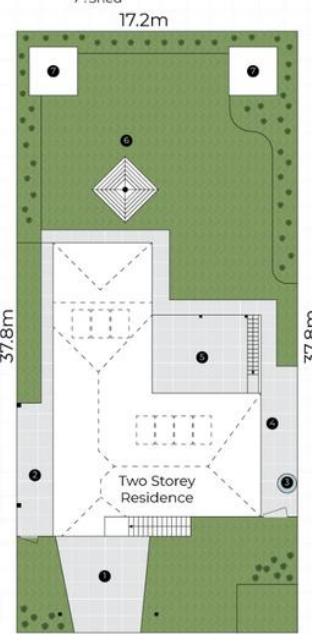
- 1. Driveway
- 2. Covered patio
- 3. Water Tank
- 4. Patio
- 5. Covered Area
- 6. Clothes Line
- 7. Shed



:: FLOOR PLAN
Ground Floor



:: FLOOR PLAN
First Floor



17.2m
37.8m
Two Storey Residence
17.2m
PATRICIA STREET

2 Patricia Street, Capalaba

4 2 Off-Street

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.