



35 Spirit Drive, Capalaba




## A Spacious Family Haven Ready for Its Next Chapter

Welcome to 35 Spirit Drive, Capalaba, a generously proportioned family home offering space, flexibility, and lifestyle - now ready for its new owners to make it their own and create something truly special.

On arrival, you're greeted by a welcoming entry foyer that immediately sets the tone for the home. From here, the layout unfolds beautifully, flowing through to a sunken lounge on one side and an additional living space or formal dining on the other, creating a sense of separation while still feeling connected - perfect for family living and entertaining alike.

Designed with functionality in mind, the home features three separate air-conditioned living areas, including a dedicated media room, providing multiple zones for relaxation, entertaining, and everyday life.

The freshly renovated kitchen sits at the heart of the home and has been thoughtfully finished with stone waterfall benchtops, a filtered water tap, Westinghouse appliances, induction cooktop, wall oven with built-in microwave, a large pantry, and a spacious fridge cavity. With room for at least six bar stools, this space is ideal for family gatherings and casual entertaining.

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**FOR SALE**  
Expressions of Interest

**AGENTS**  
Rachael Bennett  
0401 461 448  
rbennett@ljhpropertycentre.com.au

**AGENCY**  
LJ Hooker Property Centre  
(07) 3286 2500

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation includes four generously sized bedrooms. The master suite offers a peaceful retreat with a large walk-in robe and a well-appointed ensuite featuring a spa bath, shower, toilet, and excellent storage. One of the additional bedrooms also benefits from a walk-in robe and air conditioning, making it ideal for guests or teenagers.

The main bathroom is well designed with a bath and separate shower, complemented by a separate powder room - perfect for busy households. Storage is abundant throughout the home, including a large linen press, separate broom cupboard, and additional bathroom storage.

Step outside and enjoy the lifestyle this home offers, with a sparkling inground saltwater swimming pool surrounded by established tropical plants, creating a private and relaxing outdoor setting. The large covered outdoor entertaining area is ideal for hosting family and friends year-round.

Additional features include:

- Double garage with floor-to-ceiling built-in storage
- Large laundry with direct backyard access
- 6.2kW solar system
- Hot water system approximately 12 months old
- Three brand-new Samsung air conditioners

With solid foundations, a fantastic floor plan, and plenty of space to personalise, this home presents a wonderful opportunity for its next owners to add their own touches and truly make it their own.

This one will not last long call Rachael today to inspect  
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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

Property ID	BTWAF2S
Property Type	House
Land Area	714 m2
Including	Air Conditioning

### Rachael Bennett 0401 461 448

Independent Contractor - Rachael Bennett Properties Pty Ltd |  
rbennett@ljhpropertycentre.com.au

### LJ Hooker Property Centre (07) 3286 2500

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**35 Spirit Drive, Capalaba**

Covered Area: 298m<sup>2</sup>



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