

Capalaba, 43 Oxley Street

SOLD BY THE FLORENTZOS TEAM

A short walk to zoned local schools, bus stops along Mt Cotton Rd and Wentworth Drive Park - home to cricket nets, half basketball courts, a playground and loads of open space - this solar-powered 3-bedroom lowset with a party patio offers a convenient lifestyle and scope to evolve.

Highlights:

- Large flat block with mow-and-go grassy yards and a double roller door shed/garage
- Lots of internal living: carpeted lounge flanked by a family/MPR & combined kitchen/dining
- 3 bedrooms, 2 with BIRs, sharing a main bathroom with shower, tub & separate toilet
- 4-minute walk to Wentworth Drive Park, 7 to Capalaba State College
- Short 5-minute drive to Capalaba Central Shopping Centre, 18 to the ferry to Straddie

The current fit-out is largely original so, if you were inclined, you could consider a bit of



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For Sale
Please Call

View
ljhooker.com.au/B230F4R

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LJ Hooker Property Partners
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refurbishment at some point, like recarpeting or updating the kitchen and main bathroom. Both spaces are generous in size and function perfectly well as they are but some simple retiling and cabinetry replacement would make a dramatic difference.

There's certainly a good amount of interior space to work with. The front entry opens into a large, carpeted lounge with air-conditioning and a lovely, exposed brick feature wall. It sits between the dining room, next to the kitchen, and a light-filled family room with built-in storage and its own A/C.

Utilise this second street-facing living area as you need: a rumpus, hobby hub or just a general multi-purpose room. There's a laundry beside it with direct access to the side yard.

The rear of the house is where the accommodations sit: three bedrooms sharing a centrally located main bathroom, with a separate toilet. Two bedrooms have built-in robes, one of these also opening through a screened slider to the rear patio.

A handy alfresco entertaining space, the patio is 38m² in size, fully covered for all-season socialising and with one-wash concrete underfoot for easy clean-ups post-party! There's plenty of room to set up a BBQ, pizza oven or smoker beside a long feasting table.

In the lawned, fenced yard is a double garage/workshop - with a side entry and 2 front roller doors.

Get in the property game with a home that has strong foundations and potential to grow with you!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties
with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B230F4R
Property Type	House
Land Area	702 m ²
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Water Tank

Kathy Lu 0448 614 495

Co-Agent to Peter Florentzos | kathylu@ljhpp.com.au

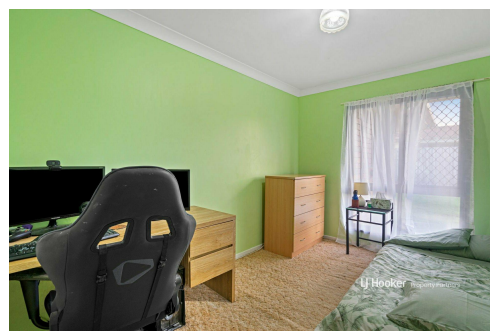
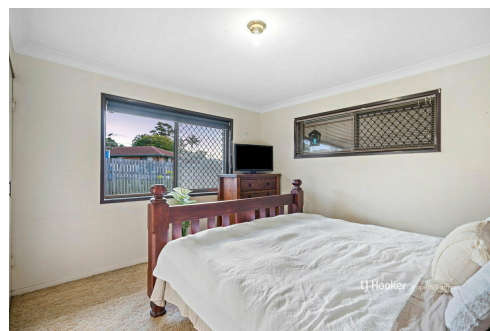
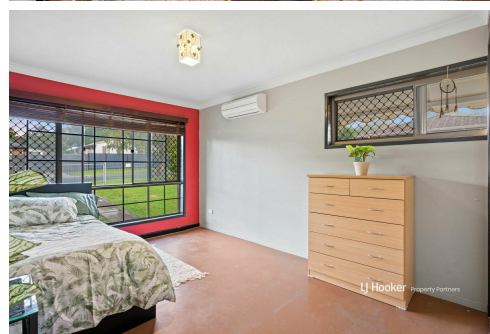
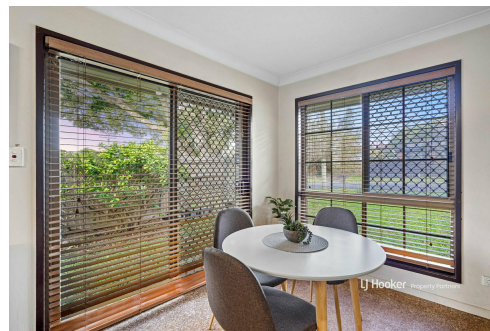
Peter Florentzos 0414 311 526

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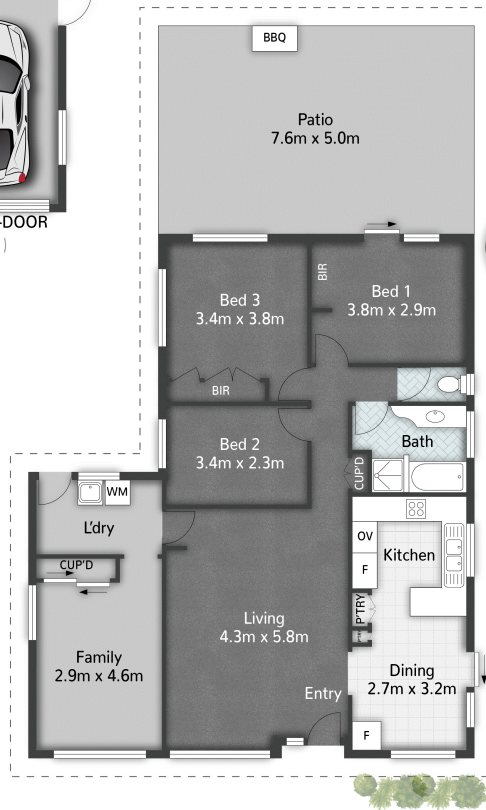
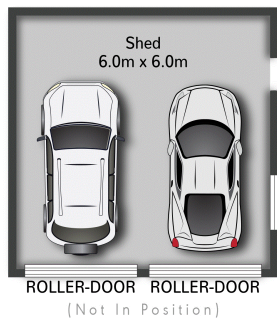
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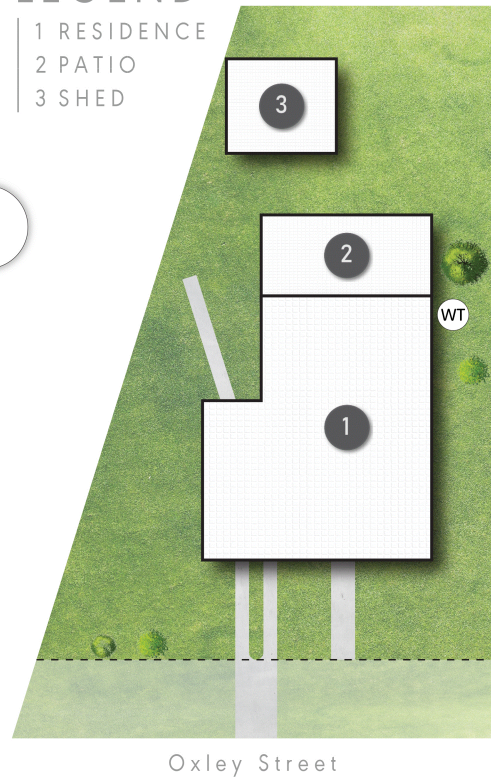
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LEGEND

- 1 RESIDENCE
- 2 PATIO
- 3 SHED



43 Oxley Street **CAPALABA**

3 | 1 | 2 | 146m²

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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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