



## Everton Park, 21 Braidwood Street

### ENTRY LEVEL HOME -BLANK CANVAS

This lovely timber home with brick base screams potential with its versatile floorplan, located in an elevated and quiet leaf street. This entry level post war with brick base is on a large useable child friendly 607 m2 and ready to add your finishing touches. Positioned in a leafy quiet street just a short drive to Park Lane with so many restaurants, cafes and bar's to enjoy an afternoon drink.

- 3 spacious bedrooms with built-ins
- Functional kitchen with freestanding oven
- Spacious separate lounge and dining leading to light filled sunroom.
- Rip up the carpet and expose the beautiful timber hardwood floors
- Huge fully concreted area under with utility room, laundry, 2nd toilet and loads of storage
- Large child friendly yard
- Close proximity to shopping centres, cafés, restaurants and parks
- Surrounded by quality schools and various public transport options



**For Sale**  
OFFERS

**View**  
[ljhooker.com.au/1D86F4N](http://ljhooker.com.au/1D86F4N)

**Contact**  
**Richard Mirosh**  
0414 512 776  
[richard.mirosh@ljhooker.com.au](mailto:richard.mirosh@ljhooker.com.au)



**LJ Hooker Stafford**  
**(07) 3357 1888**

**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.

- Easy access into the CBD at just over 10km

You will have to be quick to secure this perfectly positioned home just a short stroll to the laneway dining precinct in Everton Park with its abundance of cafe's, restaurants, bars and Coles.

## More About this Property

<b>Property ID</b>	1D86F4N
<b>Property Type</b>	House
<b>House Size</b>	141 m2
<b>Land Area</b>	607 m2
<b>Including</b>	Toilets (2) Built-in-Robes Fully Fenced Solar Hot Water

**Richard Mirosch 0414 512 776**  
Principal | [richard.mirosch@ljhooker.com.au](mailto:richard.mirosch@ljhooker.com.au)

**LJ Hooker Stafford (07) 3357 1888**  
205 Stafford Road, STAFFORD QLD 4053  
[stafford.ljhooker.com.au](mailto:stafford.ljhooker.com.au) | [stafford@ljhooker.com.au](mailto:stafford@ljhooker.com.au)

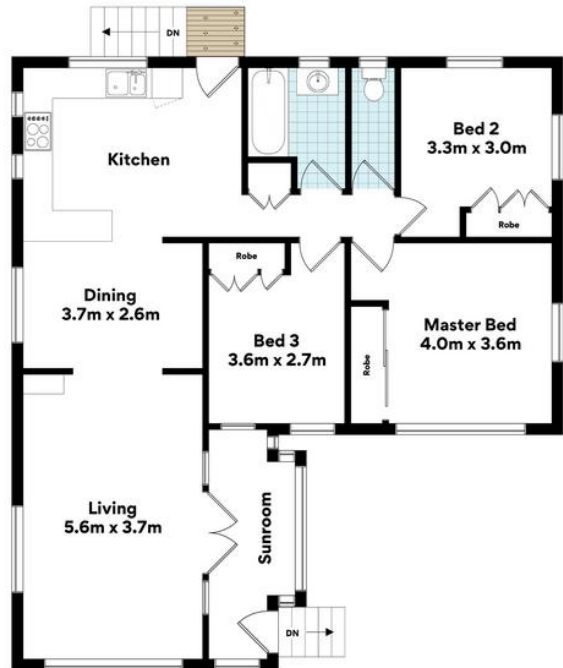


**LJ Hooker Stafford**  
**(07) 3357 1888**

**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.



GROUND FLOOR



FIRST FLOOR



21 Braidwood St, Everton Park

**FLOOR AREA SIZES**

Internal 141.9m<sup>2</sup> | External 1.1m<sup>2</sup> | Garage 67.6m<sup>2</sup> | **TOTAL 210.6m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au