







Everton Park, 28B Baden Powell Street

Spacious Contemporary Lowset in Ultra Desirable Position

4 2 1

For Sale
Please Call

View
ljhooker.com.au/38R3F1R

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Perfectly set on an elevated inside street, just moments from the retail heart of Everton Park, this beautifully appointed lowset home will appeal to a buyer seeking something so much better than the average. The home has high internal ceilings, air-conditioning and decent sized proportions throughout.

The spacious floorplan includes 4 sizeable bedrooms (master with walk-in robe and ensuite), a well-appointed kitchen with stone benchtops and modern appliances, a large open plan living/dining area, 2 quality bathrooms, a covered alfresco area that overlooks a low maintenance backyard and a single lock-up garage with internal access.

The chic modern lowset design is complemented by the home's coveted location, which is on quiet inside street, yet conveniently located to everything. The home is just a short stroll to Kedron Brook Reserve which provides a corridor of leafy parkland and kilometres of walking and bike tracks that link Everton Park to Moreton Bay. Positioned in a high

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growth pocket of Brisbane, the location is within 9km from the Brisbane CBD, within a 5-minute drive of Brookside Shopping Centre and just a 5-minute walk of the recently revitalized Everton Park retail precinct (Coles, Woolworths, restaurants, coffee shops, medical centre and specialty stores). Well serviced by public transport, there are express buses to the City operating close by and the Mitchelton train station is within a 5 minute drive.

* Low maintenance, lowset construction (brick with a Colorbond roof).
* An elevated position on a quiet inside street
* High internal ceilings provide a sense of spaciousness
* 4 sizeable built-in bedrooms (master with air-conditioning, walk-in robe and ensuite)
* A spacious open plan living/dining area that adjoins the kitchen and extends out seamlessly to the covered alfresco entertaining area
* A quality stone kitchen with breakfast bar, an abundance of bench space and storage, and modern appliances including an electric cook top, wall oven and dishwasher
* Well-appointed family bathroom with shower over bath and separate toilet
* A covered alfresco entertaining area is ideal for outdoor dining
* Internal laundry
* A single remote lock-up garage with internal access
* The low maintenance backyard provides a blank canvas for families or avid gardeners
* Outstanding rent potential
* Additional extras includes security screens, blinds, air-conditioning, ceiling fans and a water tank

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.











More About this Property

Property ID	38R3F1R
Property Type	House
Land Area	405 m²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Water Tank

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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only LJ Hooker

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