



16/25 Felstead Street, Everton Park

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## PERFECT LOWSET VILLA WITH HUGE COURTYARD !!

Located in a lovely complex, this low-set, brick villa is the perfect way to downsize without sacrificing on having your own space or for first home buyers to get their foot in the property market door. First home buyers or downsizers will enjoy the established setting, an ability to add value through renovations down the track. While as an investor starting your property portfolio, you will have the perfect set and forget long term, low maintenance investment.

**FOR SALE**  
OFFERS

### AGENTS

Richard Mirosch  
0414 512 776  
richard.mirosch@ljhooker.com.au

### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

You will benefit from a number of features including:

- Air-conditioned living room and ceiling fans throughout
- Tidy kitchen with dishwasher and adjoining dining space
- Covered patio, fantastic for entertaining
- Both bedrooms with built in robes
- Main bathroom and separate toilet
- Internal laundry
- Secure garage with internal access
- Security screens throughout
- Brand new hotwater system
- Huge, fully fenced pet friendly courtyard with mature gardens
- Pool in the complex with covered entertaining space
- Reasonable body corporate fees with a healthy sinking fund

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.

LJ Hooker

- Just under 1km to the Laneway Precinct's Restaurants, Cafe's and supermarkets.

Perfectly positioned within easy access of the Laneway Precinct, this spacious two-bedroom villa offers the ideal blend of modern comfort and relaxed suburban charm. Just 150m from Everton Plaza's vibrant mix of shopping, dining, and nightlife, this home promises both convenience and tranquillity.

Contact Richard today to arrange your inspection for this truly sought after villa.

## MORE DETAILS

Property ID	1EHTF4N
Property Type	Townhouse
House Size	123 m2
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes

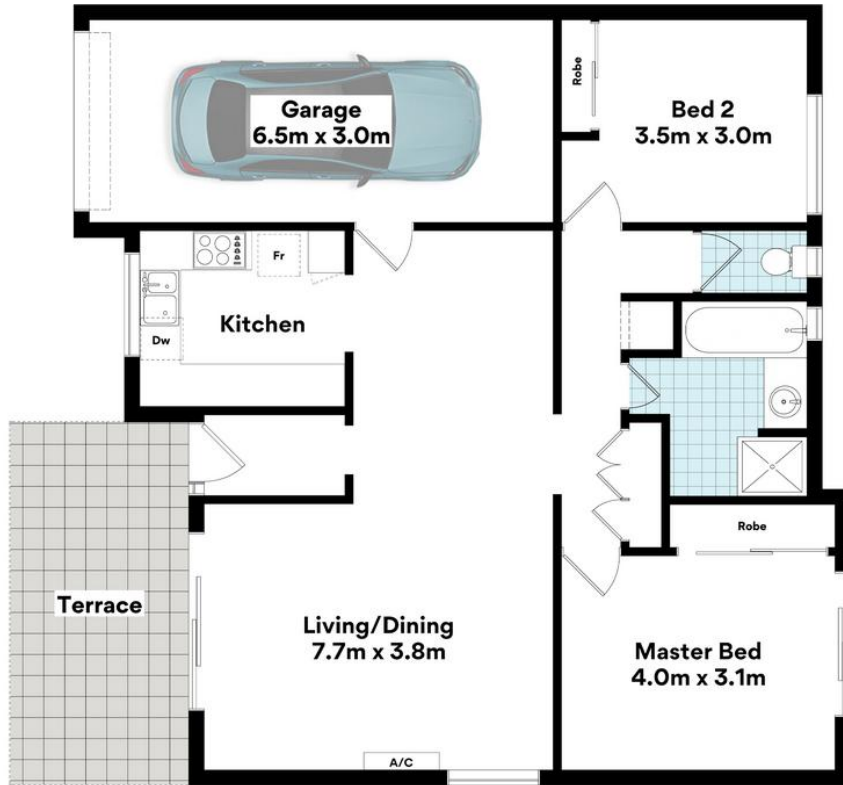
### Richard Mirosch 0414 512 776

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)





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**FLOOR AREA SIZES**

Internal	88.5m <sup>2</sup>
External	13.3m <sup>2</sup>
Garage	22.0m <sup>2</sup>
<b>TOTAL</b>	<b>123.8m<sup>2</sup></b>

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.

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