



2/36 Sizer Street, Everton Park

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## LOWSET VILLA IN PREMIUM LOCATION !!

Perfectly positioned within easy access of the Laneway Precinct, this beautifully updated 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.

Step inside to discover a bright and airy open-plan living, dining, and kitchen area, immaculately presented and filled with natural light. Located in a small complex of 3 with a huge private courtyard an increasingly rare feature in villa living. Both bedrooms are generously sized, featuring built-in wardrobes, ceiling fans with new carpet and paint throughout.

- Freshly repainted interiors and brand-new carpet throughout; tiled kitchen flooring
- Well-appointed kitchen with breakfast bar and modern appliances
- Large entertainers courtyard, ideal for entertaining or relaxing
- Two bedrooms with built-ins and ceiling fans
- Freshly repainted interiors and brand-new carpet throughout; tiled kitchen flooring
- Functional and fresh bathroom
- Secure single garage with internal access

**FOR SALE OFFERS**

**AGENTS**

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**AGENCY**

LJ Hooker Stafford  
(07) 3357 1888

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**

- Only 9km to the Brisbane CBD and short walk to buses
- Body Corporate fees: \$5,600 p.a. (includes admin, sinking fund & insurance)

Call now before it's too late !

## MORE DETAILS

Property ID	1DXPF4N
Property Type	Townhouse
House Size	98 m2
Including	Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

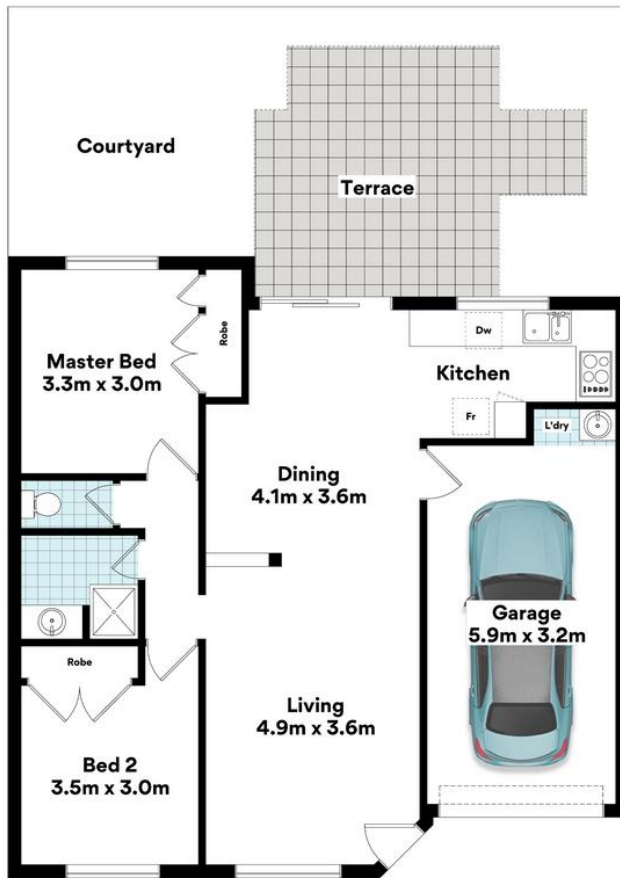
**Richard Mirosch 0414 512 776**

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**2/36 Sizer St,  
Everton Park**



**FLOOR AREA SIZES**

Internal	75.7m <sup>2</sup>
External	18.3m <sup>2</sup>
Garage/Storage	22.1m <sup>2</sup>
<b>TOTAL</b>	<b>116.1m<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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