

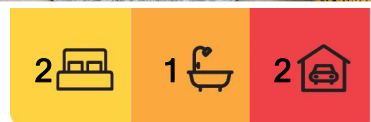


Everton Park, 3/14 Brook Street

IMMACULATE 2 BEDROOM TOWNHOUSE - 200M TO THE BROOK

Nestled within the heart of Everton Park alongside the famed Kedron Brook, sits this immaculately presented two bedroom townhouse. Presenting all of the comforts that modern living has to offer, while effortlessly blending the slower pace of life the suburb is known for. Sitting only 800m from an array of shopping, entertainment, and nightlife venues this unique home cannot be missed.

Entering the property you will find a spacious living area that effortlessly opens out onto the home's expansive courtyard. Moving upstairs you will find an open planned living, dining, and kitchen area offering a unique floor plan that is rarely seen. The kitchen has been fitted with an array of quality appliances, an expansive island bench, and ample storage throughout. Situated on the upper level are two well equipped bedrooms, both of which feature built-ins and ceiling fans.



For Sale
OPEN TO OFFERS

View
ljhooker.com.au/1CD2F4N

Contact
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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.

FEATURES:

- + Open planned kitchen, dining, and living area.
- + Large kitchen with island bench, stone countertops, and ample storage space.
- + Second living area downstairs with direct access to the courtyard.
- + Spacious deck off the upper living area.
- + Two bedrooms, both with built-ins and fans.
- + Split-system A/C in the main living area.
- + Expansive courtyard with a north facing orientation.
- + Neat and tidy bathroom.
- + Recently repainted internally throughout.
- + Newly installed carpeted flooring throughout.
- + Ample storage space.
- + Two secure lockup garages.
- + BC Fees: \$2,866.0 P.A including admin, sinking fund, and insurance contributions.
- + Sinking fund: \$218,367.00 as at 31/03/2024
- + Easy access to Brookside and Everton Plaza via Griffith St.
- + Only a 200m walk to the Kedron Brook bikeways.

A property that presents this much value will not last long, call Dean and Harry today for the sales report and rental appraisal.

More About this Property

Property ID	1CD2F4N
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

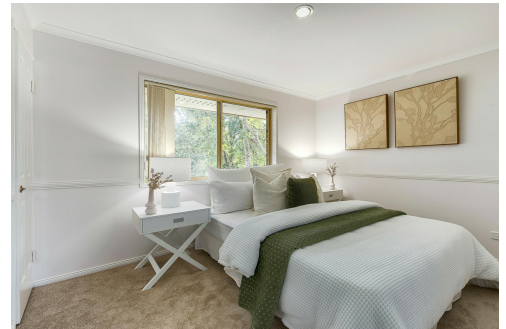
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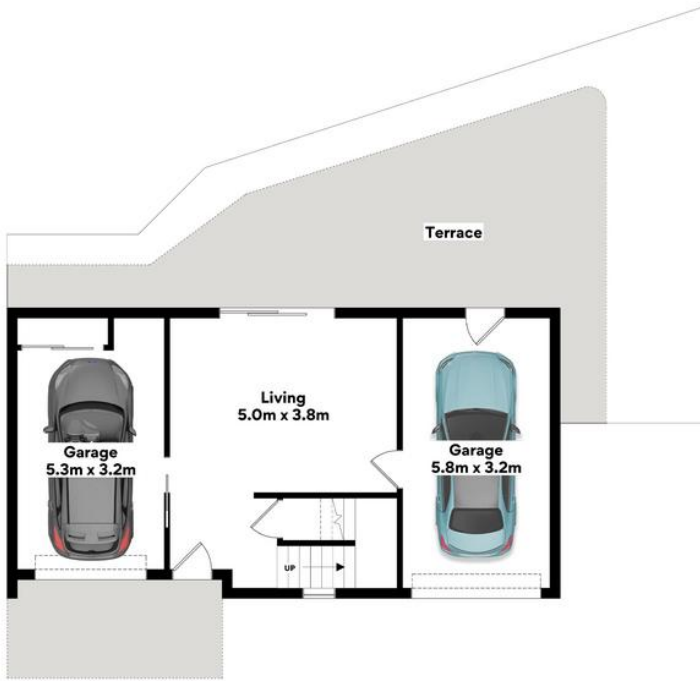
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GROUND FLOOR



FIRST FLOOR



3/14 Brook St, Everton Park

FLOOR AREA SIZES

Internal 106m² | External 56m² | Garages 40m² | **TOTAL 202m²**

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