

Ferny Hills, 13 Elaroo Crescent

PACKED FULL OF WOW FACTOR!

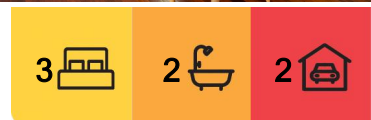
Set on a generous, fully usable 607m2 block that is surrounded by lush landscaped gardens, this beautifully updated home is the complete package for families or first home buyers chasing lifestyle, functionality, and flair.

This amazing home has all the 'Wow Factor' and is packed full of modern features. Presented to perfection and renovated to a very high standard, this property will tick all your boxes. From the charming facade, character features to the modern colour scheme, the stunning kitchen and bathrooms or the incredible full length deck - this home has everything you want.

Downstairs, the ultimate rumpus room with a flexible layout ideal for growing families looking for that second living area, work-from-home setups, or teens wanting their own retreat.



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.



For Sale
Inviting All Offers

View
ljhooker.com.au/1TSVF1H

Contact
Samantha Bonnici
0427 554 665
sbonnici.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner
(07) 3264 9000

Outdoors, the flat backyard offers room for kids to play or the potential to add a pool and shed in the future - all while surrounded by lush gardens that provide both privacy and beauty.

This is a home that truly ticks all the boxes:

- * 3 spacious bedrooms
- * 2 brand-new bathrooms
- * Renovated kitchen with stone bench tops and brand new modern appliances
- * 2 car accommodation + storage
- * Large entertaining deck + patio perfect for hosting weekend BBQ's
- * Rumpus/ utility room + home office
- * Internal stairs
- * Separate laundry
- * Flat usable yard with room for a pool
- * Side access
- * Fresh paint, landscaping, and timeless timber floors

Beautifully presented and move-in ready, this is your chance to secure a quality home with all the hard work done - in a location that families and first home buyers love.

Close to many popular State and Private Primary Schools, Ferny Grove & Mitchelton High School, Ferny Grove Train Station and Central Development, George Willmore Park, Ferny Hills Aquatic Centre, C&K Kindy, Arana Hills Shopping Precinct + much more!

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



LJ Hooker Albany Creek | Warner
(07) 3264 9000

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.

More About this Property

Property ID	1TSVF1H
Property Type	House
Land Area	607 m2
Including	Ensuite Study Toilets (2) Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

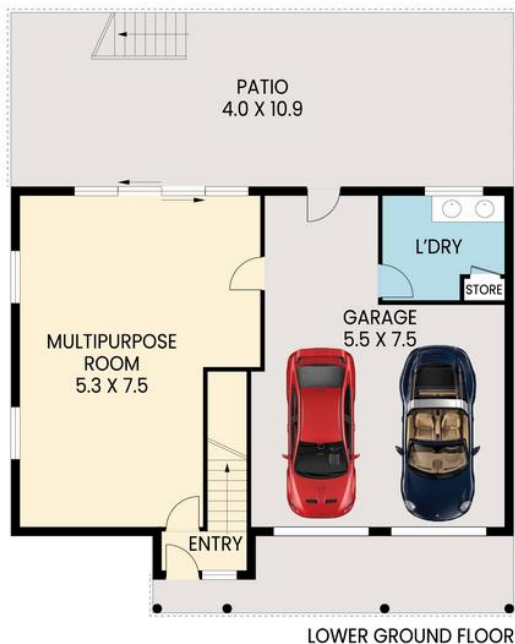
Samantha Bonnici 0427 554 665
Sales Consultant | sbonnici.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner (07) 3264 9000
699 Albany Creek Road, ALBANY CREEK QLD 4035
albanycreek.ljhooker.com.au | albanycreek@ljhooker.com.au



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.

**LJ Hooker Albany Creek | Warner
(07) 3264 9000**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
All information contained herein is gathered from sources we believe to be reliable.
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Internal 194sqm
External 69sqm
Total 263sqm



13 Elaroo Crescent, Ferny Hills