






33 Cramp Street, Goodna

SOLD BY THE GILLESPIE TEAM

Stop dreaming of a space and start enjoying it immediately! This is the ultimate, quality family headquarters where you can simply unpack and unwind. Step across the threshold and feel the difference of an entire home newly painted and laid with soft new carpets, meaning zero renovation work for you. This substantial, two-level residence delivers five generous bedrooms and multiple expansive living areas, perfectly positioned on a 620m² elevated block to capture the breezes. This home offers the immediate comfort and flexible lifestyle platform your biggest, best family chapter deserves.

- Two-storey family home on an elevated 620m² block with valuable side access
- 5 well-appointed bedrooms across two levels; master with walk-in robe and dual-access ensuite
- Turnkey interiors with fresh paint, new carpets, and split system A/C throughout
- Massive, low-maintenance, covered outdoor entertaining area allows you to host gatherings effortlessly, rain or shine
- Steps to the bus stop (90m) and minutes to local shopping precincts, schools and parklands

From the street, this elevated two-storey home presents a striking, established profile, inviting you up the wide driveway to the double carport and welcoming porch. The generous 620m² block provides

5  2  2 

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

fantastic street appeal hosts freshly painted walls and new carpets underfoot.

The expansive ground floor is designed for effortless functionality and flexible living across its multiple zones. Immediately accessible is the quiet formal lounge room, offering a peaceful retreat from the bustle, while a separate large rumpus room provides a dynamic third living area for kids' activities or casual family gatherings.

The highly functional kitchen, complete with ample bench space, flows directly into the casual dining area for easy everyday meals and entertaining. The layout is completed by a downstairs bathroom/laundry combination and the versatile fifth bedroom, ideal for guests, a home office, or a private teen zone, ensuring maximum ground floor flexibility.

Heading upstairs, the landing area provides a fantastic bonus space, currently configured as a dedicated study nook or home office, keeping the work zone separate from the living zones below. From here, access four generous bedrooms, all featuring air conditioning, ceiling fans, and built-in robes for ultimate comfort and storage.

The master suite stands out as a luxurious haven, boasting its own walk-in wardrobe, twin windows, and substantial room for a king-sized bed. The cleverly designed two-way ensuite configuration also services the remaining bedrooms on this level, ensuring family convenience and maximum functionality.

Stepping outside, the huge, fully covered patio stands ready to host your next family barbecue or celebrations, truly an entertainer's dream. Extending your living space significantly, the fully fenced rear offers a private spot for children to play, or for year-round entertaining.

Beyond the boundaries of this fantastic home, the location delivers exceptional convenience for busy families with essential amenities in easy reach.

- 90m bus stop
- 1.6km Redbank Plaza
- 1.6km Goodna State School
- 2.3km Goodna Marketplace
- 2.7km Goodna Train Station
- 4.9km Collingwood Park State Secondary College
- 5.2km Bellbird Park State Secondary College

The opportunity for this kind of immediate comfort and generous family space is rare and highly sought after. Contact Karl Gillespie or Anthony Calderoni today to arrange your inspection and experience this fantastic opportunity yourself.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ
Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID B3R0F4R
Property Type House
Land Area 620 m2
Including Air Conditioning
Toilets (2)
Outdoor Entertaining
Built-in-Robes
Fully Fenced

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

Antony Calderoni 0421213347

Sales Associate | anthonycalderoni@ljhpp.com.au

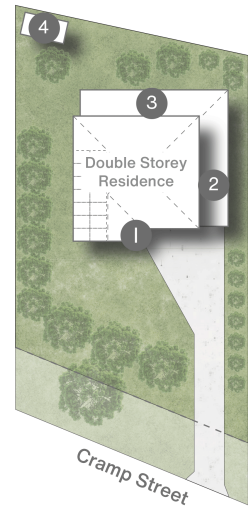
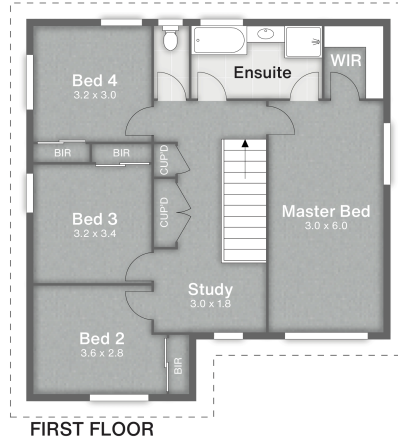
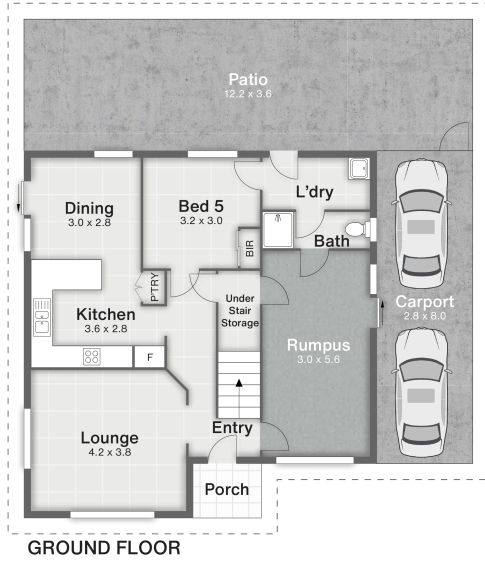
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- 1 Porch
- 2 Carport
- 3 Patio
- 4 Shed



33 Cramp Street **GOODNA**

5 | 2 | 2 | 241m² | 620m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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