



## Petrie, 25 Oleron Terrace

Well Presented Lowset Home! 650sqm Block, Amazing Alfresco and Shed, Quiet Street....

Set on a sizeable 650sqm block (north/east facing) in a tightly held pocket of Petrie, this well-presented lowset brick home will immediately impress you with its practical floorplan, spacious proportions and quality finishes. The property is positioned on a quiet inside street and is perfect for buyers seeking a low maintenance home or investment in a high growth location. The home is ready to move into or rent out immediately.

The property has a wide 36.5 metre frontage that amplifies the home's street appeal and provides easy side access to the backyard. The floorplan includes an open plan living/dining area, well-appointed kitchen, 3 decent sized bedrooms, a refurbished 2-way bathroom and a large alfresco entertaining area that overlooks the backyard. Buyers needing car accommodation and workshop space will appreciate the single carport and detached shed. The huge level backyard is ideal for families, pets or avid gardeners.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/39UDF1R](https://ljhooker.com.au/39UDF1R)

**Contact**  
**Daniel Waters**  
0412 847 849  
[dwaters@ljhooker.com.au](mailto:dwaters@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 Aspley | Chermide**  
**(07) 3263 6022**



The home is within 5 minutes of the Petrie town centre and Petrie train station. There are family friendly parks within short walking distance and desirable local schools within a close proximity (Petrie State School and Pine Rivers State High School). Whilst exuding the charm of a small country town, Petrie offers the convenience of a big city suburb with public transport close by, Westfield North Lakes (and IKEA) within a 15-minute drive and the University of the Sunshine Coast just 10 minutes away.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Features you will love, include:

- \* A large 650sqm block with an expansive 36.5 metre frontage and north/east facing aspect
- \* The lowset brick and tile home has a practical floorplan and spacious proportions
- \* The open plan living/dining area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area
- \* A well-appointed kitchen provides an abundance of bench space and storage and includes an electric cook top, wall oven and dishwasher
- \* 3 sizeable bedrooms. The master bedroom has access to the 2-way bathroom.
- \* A refurbished 2-way bathroom with shower, bath and separate toilet
- \* The covered alfresco entertaining area acts as another living space and overlooks the big big big backyard
- \* There is single carport, plus a 6x3.8m detached shed which provides additional carparking or workshop space. There is ample space onsite to accommodate caravans, boats and additional vehicles.
- \* An internal laundry
- \* The huge block provides a wonderful level backyard for families, pets and gardeners

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

#### QUICK FACTS:

Year Built: Circa 1991

Land Size: 650sqm

Market Rental Assessment: \$625 - \$675 per week

School Catchments: Petrie State School and Pine Rivers State High School



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## More About this Property

<b>Property ID</b>	39UDF1R
<b>Property Type</b>	House
<b>Land Area</b>	650 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Water Tank

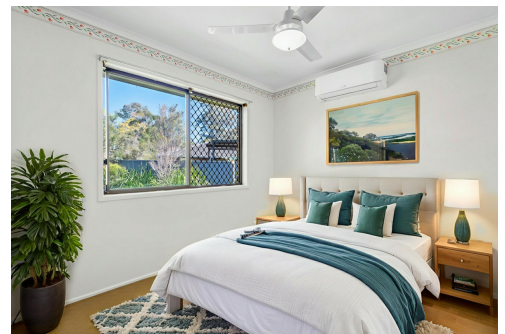
**Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

**LJ Hooker Aspley | Chermside (07) 3263 6022**

1359 Gympie Road, ASPLEY QLD 4034

aspley.ljhooker.com.au | aspley@ljhooker.com.au



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Scale in metres, indicative only. 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.

INT	: 87.81m <sup>2</sup>
EXT	: 25.18m <sup>2</sup>
CAR ACCOM./CARPORT	: 40.20m <sup>2</sup>
SHED	: 9.00m <sup>2</sup>
TOTAL	: 162.19m <sup>2</sup>

## 25 Oleron Terrace, Petrie