



Petrie, 3 Eyre Avenue

Impressive Lowset Home! Multiple Living Spaces, Incredible Alfresco Area and the Dream Shed....

Positioned in one of the most tightly held pockets of Petrie, this refurbished lowset home will immediately impress you with its wonderful street appeal, spacious floorplan, many upgrades and high standard of presentation throughout.

The home has been fastidiously maintained and upgraded and features 4 large bedrooms, a masterful mix of living/dining options, a large well-appointed kitchen and 2 immaculate bathrooms. One of the standout features is the incredible high roofed alfresco entertaining area (north/east facing), which acts as another living space and is perfect for entertaining on a large scale. Buyers needing vehicle accommodation will appreciate the lock-up garage, attached carport and sealed pad ideal for a large boat or caravan. The detached shed (3.25m x 7.87m) provides an exceptional workshop or storage space. The property is fenced and includes a family friendly lawn and tastefully landscaped gardens.

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For Sale
For Sale Now

View
ljhooker.com.au/391KF1R

Contact
Daniel Waters
0412 847 849
dwaters@ljhooker.com.au

Jacob Ball
0417 649 903
jball@ljhooker.com.au



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Recent refurbishment works include a neutral paint palette throughout, quality timber look plank flooring, curtains/blinds, downlighting, fans and air-conditioning, solar system, repointed/sealed roof and insulation.

Whilst privately set on a quiet inside street, the home is within 5 minutes of Petrie town center and Petrie train station. There are family friendly parks within short walking distance and desirable local schools within a close proximity (Kurwongbah State School and Dakabin 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.

Special Features Include:

- * Low maintenance, lowset brick and tile construction (fastidiously maintained and upgraded by the current owner occupier)
- * Many recent upgrades including a neutral paint palette throughout, quality flooring, curtains/blinds, downlighting, fans and air-conditioning, solar system, repointed/sealed roof and insulation
- * 4 spacious built-in bedrooms; Master with walk-in robe and ensuite
- * An open plan lounge/dining area with timber look plank flooring
- * Separate living/meals area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area. The separate living spaces provide space and much needed separation in a busy family home.
- * The kitchen is the social hub of this home and includes an abundance of bench space and storage, plus a breakfast bar. The quality appliances include an electric cooktop, large wall oven and near new dishwasher. The kitchen overlooks the alfresco area and adjoins both living spaces.
- * A well-appointed family bathroom with bath, shower and separate toilet
- * The incredible alfresco entertaining area has massive proportions, acts as another living space and has a high roof. It interacts well with the backyard and garden.
- * A single remote lock-up garage, plus an attached carport adjoining the house. The large sealed pad at the front the home will suit buyers needing space for their caravan or boat (easy to maneuverability).
- * The shed (powered, 3.25m x 7.87m) provides amazing storage and workshop space
- * A level backyard perfect for families, pets and avid gardeners
- * Cool all year round with air-conditioning, insulation and modern fans
- * Security screens, blinds/curtains, an abundance of storage and NBN available
- * A garden shed and water tank (plumbed to toilets and laundry) are desirable extras
- * Outstanding rent potential for savvy investors

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.

Quick Facts

Year Built: Circa 1982 (but with plenty of recent upgrades)



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Land Size: 766sqm
 Aspect: north/west facing (Alfresco area faces north/east)
 Current Ownership Status: Long term owner occupiers
 Council Rates: \$484.77/Qtr
 Market Rent: \$650-700 per week approx.
 Air-conditioning: Yes —2 x bedrooms, 2 x living areas
 Solar System: Yes —1.6Kw system
 School Catchments: Kurwongbah State School and Dakabin State High School

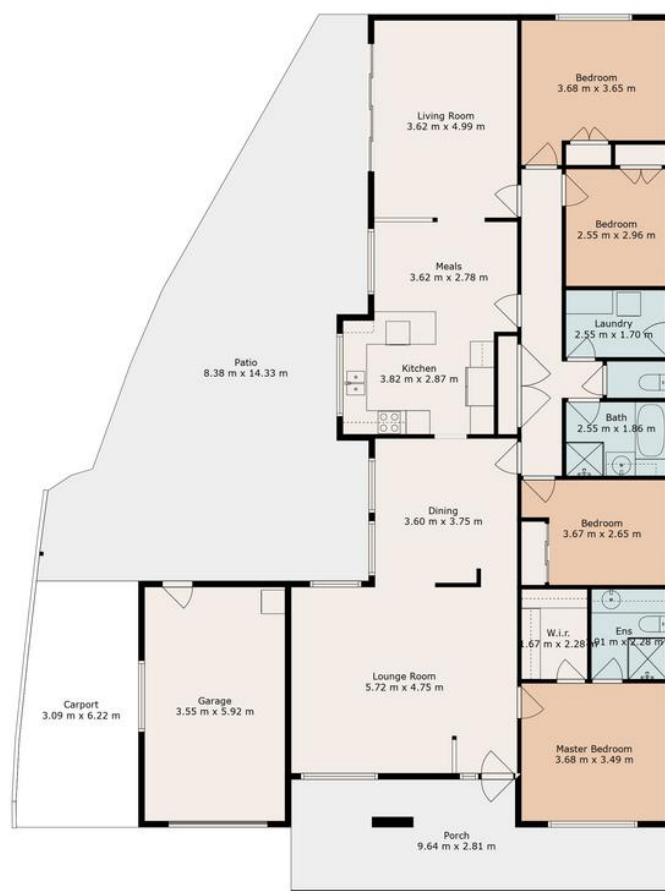
More About this Property

Property ID	391KF1R
Property Type	House
Land Area	766 m²
Including	Ensuite Dishwasher Water Tank

Daniel Waters 0412 847 849
 Principal, Registered Valuer and Sales Consultant | dwaters@ljhooker.com.au
Jacob Ball 0417 649 903
 Co-Agent “ Daniel Waters Team | jball@ljhooker.com.au

LJ Hooker Aspley | Chermside (07) 3263 6022
 1359 Gympie Road, ASPLEY QLD 4034
aspley.ljhooker.com.au | aspley@ljhooker.com.au





Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only

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