

Richlands, 35 Cattiger Street

SOLD BY ALAN GU, ZORA LIU & HAGEN CHAN

Part of the Sienna Grove residential estate that's driven much of Richlands' popularity among first time buyers, investors and downsizers, this solar powered 3-bedroom lowset has a versatile space-savvy floorplan suitable for small to mid-size families.

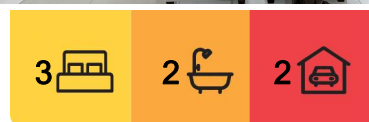
Highlights:

- A modern single-level design with fan-cooled spaces and flexibility to suit your needs
- Upgraded tiled kitchen with gas cooker, loads of storage, tiled splashbacks
- Combined kitchen/living area opening to patio + 3 carpeted beds, master with WIR
- Single carport in front of lock-up single garage, the latter has a fan & could be a rumpus too
- Polished floor tiles in high traffic areas, energy-efficient LED downlights & 9.9kW solar

With only a short central hallway in this equation, every bit of available space has been cleverly used in this family-friendly layout.



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
Please Call

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Branching off this polished tiled passage are 3 carpeted bedrooms, along with a full bathroom with shower, tub, and the toilet next door, and a decent size laundry. Two of the bedrooms have built-in robes, while the master has a more spacious walk-in and ensuite with shower.

All the sleeping spaces are fan cooled, as is the combined kitchen/family room and the covered rear patio it extends onto; even the single garage has a fan and floor tiling - making it a versatile space that works as a kids' rumpus, and you can still park your wheels under the carport on the front drive.

With a fully concreted compact fenced backyard needing almost zero maintenance, this would make a stress-free rental or soften with pot plants if you need a little nature nurture.

As well as being just a 25 minute drive into the heart of Brisbane's CBD - Sienna Grove puts you within a 10 minute stroll to bus stops and the fab facilities at C J Greenfield Park (cricket nets, dog park, footy fields), with a 3-minute drive to Richlands Plaza (Woolies), and 4 to Inala State School and its neighbour, Glenala State High.

This is a terrific first step onto the property ladder or a low-stress investment or downsizer.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 60 625 175 849 / 21 107 068 020

More About this Property

Property ID	B2JQF4R
Property Type	House
Land Area	208 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Remote Garage Solar Panels

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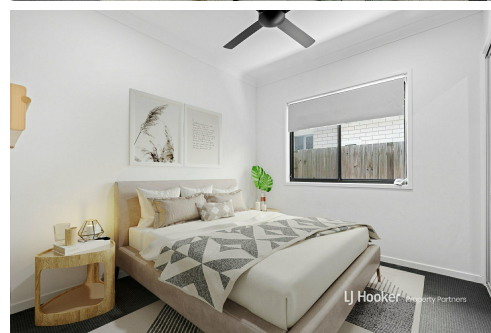
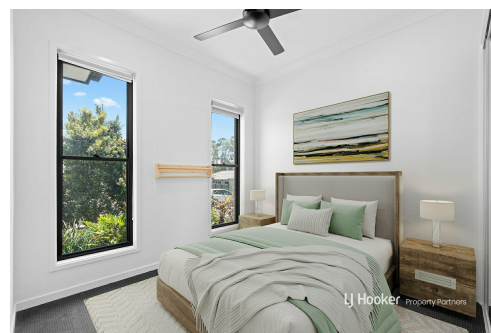
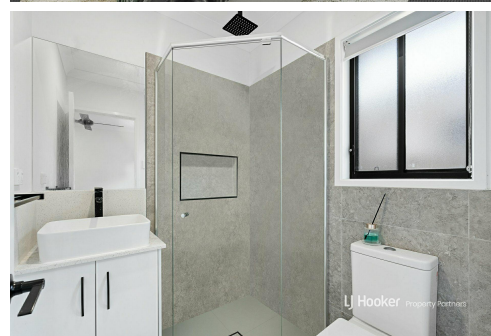
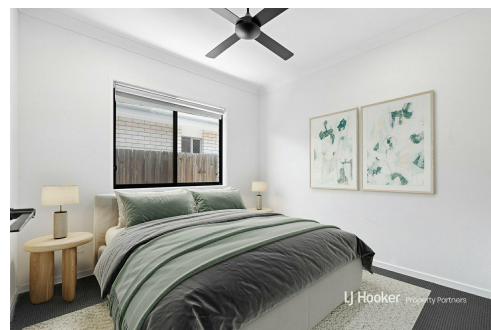
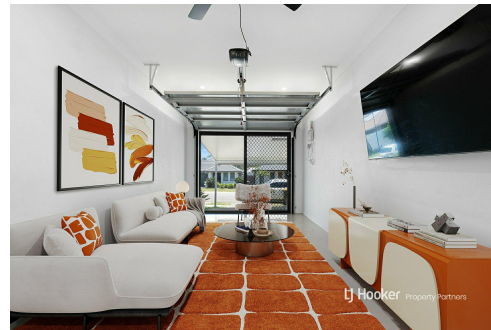
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RICHLANDS

 4 Bed

 1 Car

**Covered Patio
& Porch 9m²**

Total 134m²

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