

LJ Hooker Property Partners



## Riverhills, 15 Balaton Street

SOLD BY ALEX FAN

If you're after a versatile first home or investment, you've struck gold here! This 2-storey boasts a light-filled upper level with 3 bedrooms, a bathroom, kitchen/dining, lounge and outdoor entertaining, and a self-contained ground floor space comprising its own kitchen/dining, a lounge/bedroom, bathroom and covered patio.

### Highlights:

- Elevated private position on the high side of the street behind established front gardens
- Ideal layout for accommodating extended family, growing teens, guests, or as a rental
- Secure double garage with dual roller doors and laundry at the rear
- Bill-busting 4-5kW solar system, 5000L water tank, leafy gardens front/back, storage shed
- Walk to parks, river trails, Middle Park State School; 4 min drive to Metro shopping centre

Access to the first floor is off 2 external staircases. Out front, stairs lead to a lovely covered



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B22DF4R](http://ljhooker.com.au/B22DF4R)

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**LJ Hooker Property Partners**  
07 3344 0288

**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.

verandah opening into the lounge. The other staircase is out back, leading to a covered timber entertaining deck that opens through a screened slider into a tiled dining area and the kitchen.

A sweet archway connects the lounge and dining areas, and the kitchen look is country-style with a subway-tile splashback and moulded timber cabinetry embracing all-electric appliances including a dishwasher. Catering to parties on the rear deck from here will be a breeze!

The gorgeous original polished timber floors that grace the air-conditioned lounge continue through all 3 upstairs bedrooms. Each has a sliding door robe, the master with double the capacity and A/C, and share a full bathroom with a clean white colour palate, shower, bath, and separate toilet.

The downstairs set-up is flanked front and back by alfresco patios. The front one opens into a lounge room with hybrid timber floors. You could set this room up with a space-saving fold-out couch, or configure the whole areas as a bedroom with just an armchair or two in the corner.

Dual sliders separate this lounge from a tiled combined kitchen/dining area opening onto a covered rear patio overlooking a plant-filled, timber fenced yard. This kitchen might not be as big as the one above but it has adequate countertop space, an electric cooker/oven combo and ample storage. There's a full bathroom behind it, with a shower, vanity and toilet.

This leafy street is well-located for easy walks to child and dog-friendly parks and playgrounds, as well as waterside bushland trails along the Brisbane River. By car, it's only 2 minutes to Middle Park State School, 4 to Coles and speciality stores at Metro Middle Park, 5 to McLeod Country Golf Club, and 9 to Centenary State High.

Call Alex Fan today to get yourself some of the best buying in Brisbane's south-west!

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B22DF4R
<b>Property Type</b>	House
<b>Land Area</b>	583 m <sup>2</sup>
<b>Including</b>	Air Conditioning Courtyard Balcony Dishwasher Built-in-Robes Solar Panels Water Tank

**Alex Fan 0451 106 888**

Agent/Independent Contractor | alexfan@ljhpp.com.au

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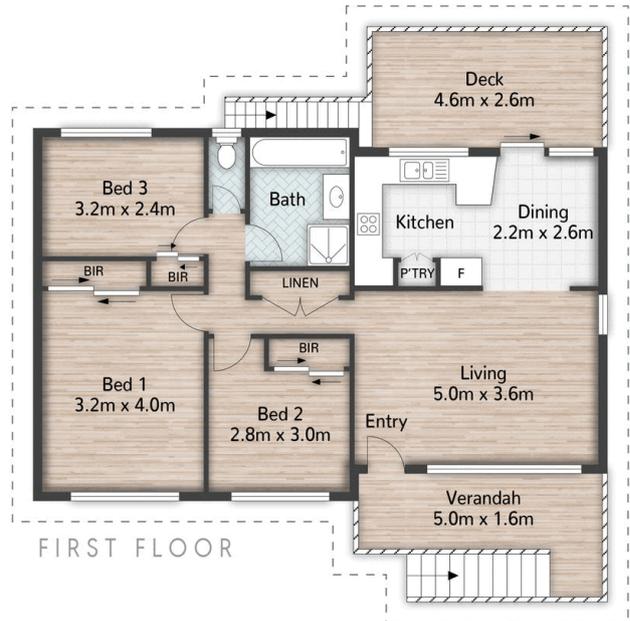
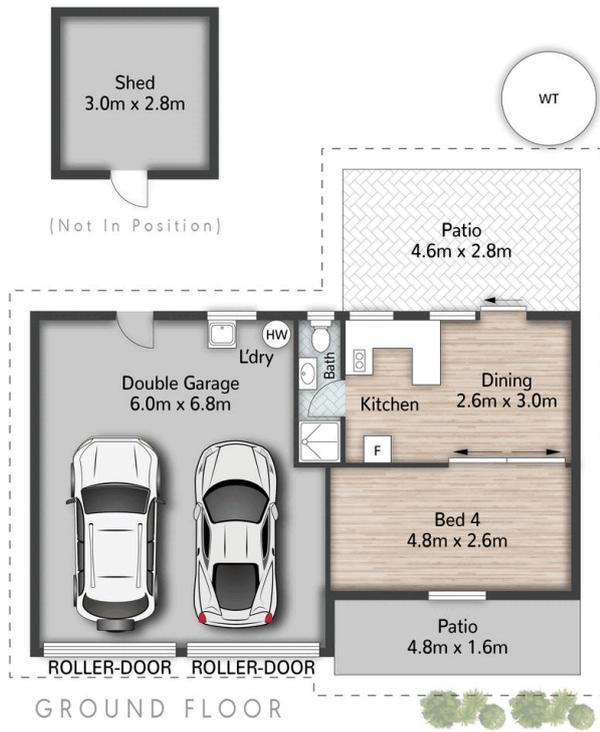
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15 Balaton Street RIVERHILLS

4 | 2 | 2 | 212m<sup>2</sup>

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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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