

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.

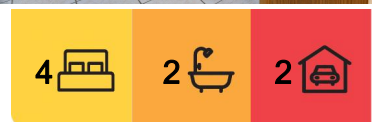
Highlights:

- 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



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For Sale
Please Call

View
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LJ Hooker Property Partners
07 3344 0288

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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More About this Property

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

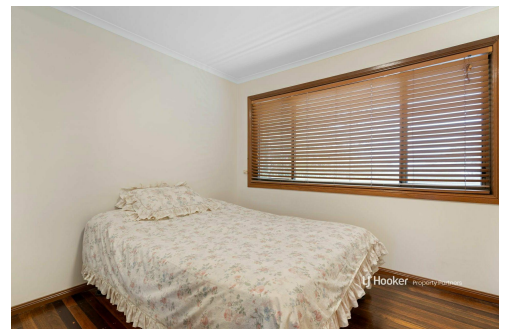
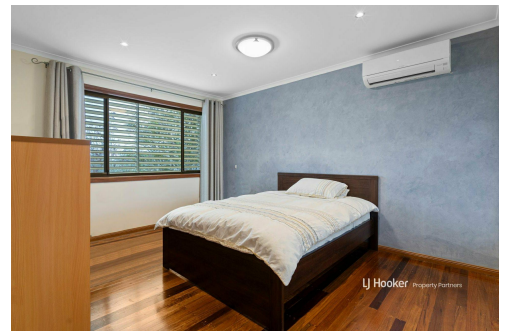
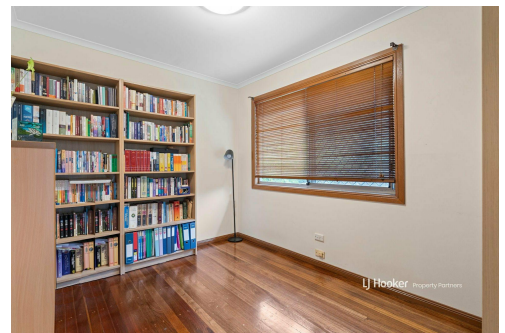
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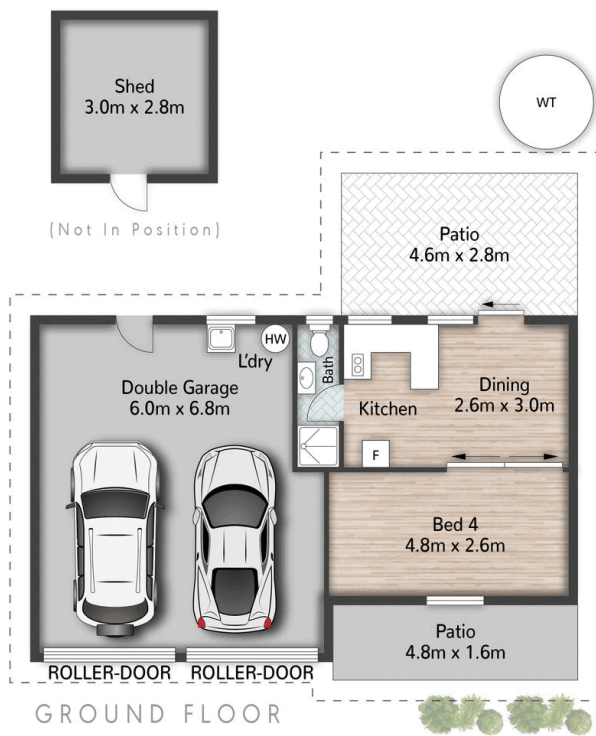
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15 Balaton Street RIVERHILLS

4 | 2 | 2 | 212m²

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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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