



## Stafford Heights, 1 Euratha Street

IMMACULATELY PRESENTATION - 976SQM BLOCK !

Positioned in a quiet and elevated pocket of Stafford Heights is a truly rare and unique opportunity to purchase a well-constructed home on a massive 976m<sup>2</sup> allotment!

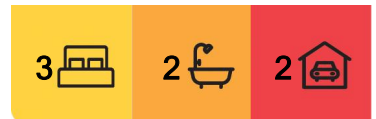
The home features an expansive floor plan spread across two levels, perfect for families seeking space without compromising on style. Upon entering, you are greeted by a light-filled, open-plan living, dining, and kitchen area that serves as the heart of the home. The spacious interior boasts an array of high-end finishes, including plantation shutters, polished timber flooring, and new light fixtures.

Centrally located, the renovated kitchen seamlessly integrates with the living areas and is equipped with stone countertops, quality appliances, and ample storage space.

Toward the rear of the property, a large sunroom offers direct access to the alfresco area and in-ground pool, making it an ideal space for entertaining friends and family year-round.



**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**  
OFFERS OVER \$1,495,000

**View**  
[ljhooker.com.au/1D44F4N](http://ljhooker.com.au/1D44F4N)

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**LJ Hooker Stafford**  
(07) 3357 1888

The lower level includes a generous rumpus room, a home office, and abundant storage throughout.

**FEATURES:**

- + Expansive 976m2 fully fenced allotment.
- + Large open plan dining, kitchen, and living area.
- + Renovated kitchen with stone countertops, stainless steel appliances, and ample storage space.
- + Three well appointed bedrooms, all of which featuring built-ins.
- + Large rumpus room on the lower level, with an additional office space.
- + Huge sun room with direct access to the alfresco space and in-ground pool.
- + Covered alfresco entertaining area with a built-in BBQ space.
- + Sparkling in-ground pool with timber decking.
- + Wrap around backyard with lush greenery.
- + Double-car secure garage.
- + Ample storage space throughout.
- + Polished timber flooring throughout the home.
- + Ceiling fans throughout.
- + Split-system A/C throughout the home.
- + Close proximity to nearby shopping precincts and schools.
- + Only a 4-minute drive to Saint Anthony's, Padua College, and Mt Alvernia College.

Properties like this are a rare offering in Stafford & Stafford Heights, don't hesitate to get in touch with Dean & Harry for the sales report and rental appraisal today!

## More About this Property

<b>Property ID</b>	1D44F4N
<b>Property Type</b>	House
<b>House Size</b>	406 m2
<b>Land Area</b>	976 m2

**Dean Hamilton 0400 799 447**

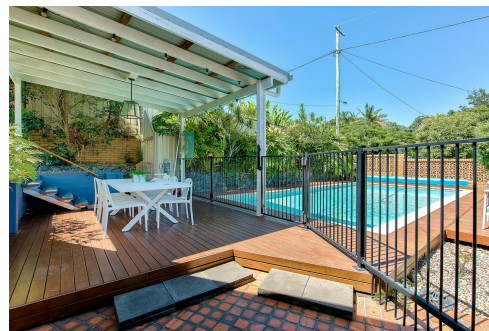
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**Harry Harris**

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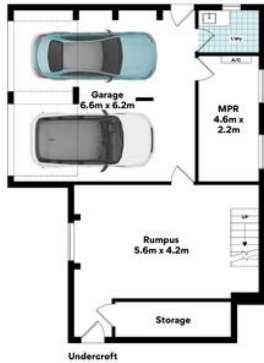
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# 1 Euratha St, Stafford Heights



LOWER LEVEL



UPPER LEVEL

## FLOOR AREA SIZES

Internal	232.2m <sup>2</sup>
External	129.7m <sup>2</sup>
Garage/Storage	44.2m <sup>2</sup>
<b>TOTAL</b>	<b>406.1m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixels.com.au