




10 Falkirk Street, Stafford Heights

Beautiful Low-Set Home; Awesome Rumpus Room.

So many factors combine here to create an excellent home. From the street, a lovely minimalist colour palette contrasts the brick foundations. This in turn complements the timeless mid-century facade. Established hedging and a lush poinciana provide a verdant and vibrant privacy screen from sleepy Falkirk Street.

A covered front patio is your entryway, acting as an external mudroom or morning coffee spot with two sets of doors opening onto it. Inside, polished hardwood floors are another element of timeless post-war design. This warm palette again complements the chic, minimalist shades through the rest of the home. Feature walls mean that each space has its own unique character and flair.

The fireplace in the living room is an excellent addition for those brisker Brisbane months, and so rarely found in any homes in Queensland. The open-plan lounge/dining area is a perfect east-facing space for entertaining and enjoying life. The updated kitchen provides a large gas oven and cooktop, while the renovated bathroom is a perfect sanctuary. Two of the well-proportioned bedrooms have built-in wardrobes.

3  1  1 

FOR SALE
Open to Offers

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The rear of the home is smartly utilised. A large rumpus room with adjoining patio provides abundant options. This space has its own dedicated entry and side access separate from the rest of the house: utilise as a home business site, convert into a potential granny flat, or use as a home gym. Your imagination is your limitation with this excellent space.

Features include but not limited to:

- Fully fenced 607sqm block.
- Large open-plan living and dining area.
- No rear neighbour with established trees providing privacy.
- Lovely, lush foliage at the front of the home.
- Awesome rumpus room, adjoining patio, and pedestrian side access.
- Polished hardwood floors throughout.
- Air-conditioning.
- Modern kitchen with gas cooking.
- Renovated bathroom with floor-to-ceiling tiling.
- Internal laundry and additional powder room.
- Covered front patio.
- Single carport.

Contact Simon to see how you can call this house your home.

MORE DETAILS

Property ID	1EKJF4N
Property Type	House
Land Area	607 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

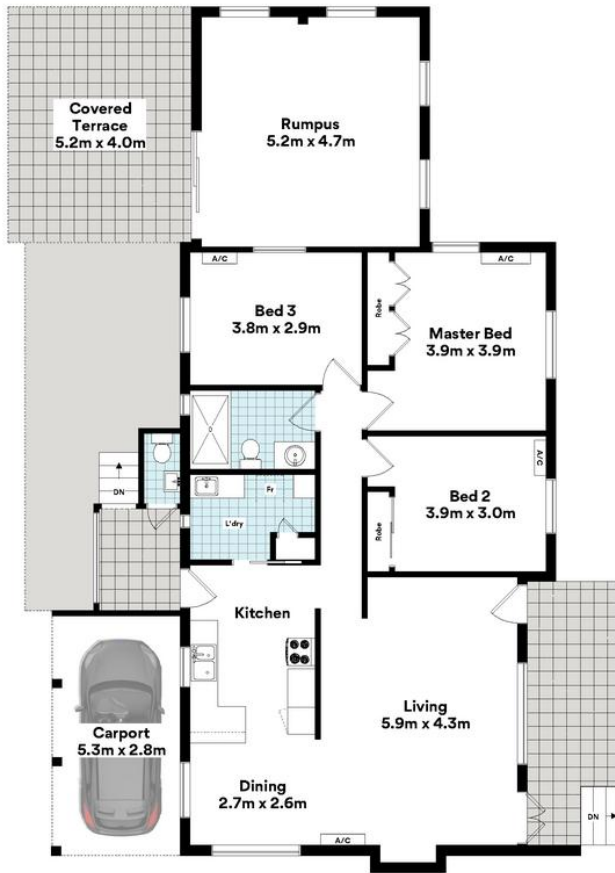
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**10 Falkirk St,
Stafford Heights**



FLOOR AREA SIZES

Internal	136.4m ²
External	57.5m ²
Carport	14.9m ²
TOTAL	208.8m²

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.

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