



12 Fontaine Street, Stafford Heights

Outstanding Modern Home; Secluded Locale.

- If you cannot attend the published open home times, please contact Simon to arrange a private inspection.

Before falling in love with this lovely home, you will adore its picturesque neighbourhood. Tucked away from the hassles of modern life, you can hear a pin drop in this whisper-quiet and leafy street. Surrounded by established homes and new-builds, you will immediately feel the serenity on offer at this outstanding position.

Entering this modern home you are greeted and immediately impressed by a soaring entry void and accompanying windows which allow in lovely northern light. A sense of grandeur frames your initial impression of the home.

The primary living area is generous in its proportions, with the open-plan design joining the dining, lounge, and kitchen to the covered alfresco space. The kitchen is furnished with a huge island bench with ample seating, and an impressive stone benchtop. This then leads to the fully equipped butler's pantry with wet area and practical storage. The high ceilings and window openings provide yet more natural light and air to the home, enhancing its generous proportions.

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.

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FOR SALE

Offers over \$1,499,000

VIEW

Sat 19th Sep @ 10:30AM - 11:00AM

AGENTS

Simon Brigden
0414 869 704
simon.brigden@ljhooker.com.au

AGENCY

LJ Hooker Stafford
(07) 3357 1888



This immensity of scale continues upstairs. The second living area is a perfect media room, with the adjoining study area an excellent work from home space too. The main bedroom is a fully equipped parent's retreat. With over 20sqm on offer in the bedroom alone, there is space here for you to enjoy some peace and quiet. Furnish this room however you please, as there are so many dynamic options you can utilise.

The remaining bedrooms are also well-proportioned, and finished with built-in wardrobes. Ducted air-conditioning is an essential modern touch throughout the property. This is all perched on a low-maintenance 412sqm block. Minimal yard maintenance means you can enjoy the finer things in life at this excellent modern home.

Features include, but not limited to:

- Low maintenance 412sqm block.
- Awesome 21.4m frontage creates imposing street presence.
- Awe-inspiring entry void.
- Ducted air-conditioning and fans throughout.
- East-facing main bedroom with walk-in wardrobe and ensuite.
- Main bedroom alone is over 20sqm in size.
- Huge double shower in spacious ensuite.
- Built-ins in all bedrooms.
- Stone benchtops in kitchen.
- Huge island bench with seating space.
- Large butler's pantry with wet area and preparation space.
- Awesome open-plan lounge/dining space.
- Second living area upstairs.
- Practical built-in study area.
- Lovely al fresco space.
- Ample storage throughout the home
- Tinted front and back windows provide privacy.
- Solar system, over 6kW in size.
- Ring brand doorbell.
- Smart door lock.
- Built-in pet enclosure with specialised pet grass from Premier Grass.
- Double lock-up garage space.
- Large, family-oriented laundry.
- Powder room downstairs.

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

MORE DETAILS

Property ID	1F6RF4N
Property Type	House
House Size	362.1 m2
Land Area	412 m2
Including	Balcony
	Dishwasher
	Built-in-Robes
	Fully Fenced

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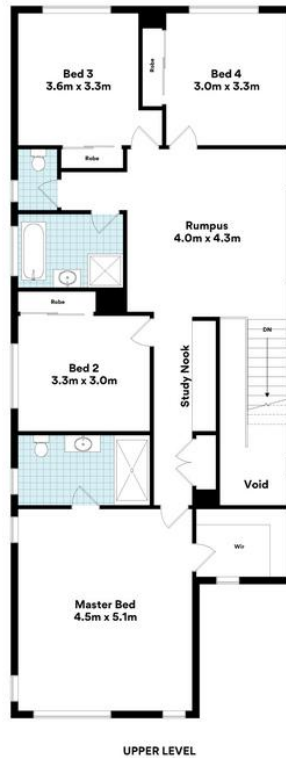
Lead Salesperson | simon.brigden@ljhooker.com.au

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205 Stafford Road, STAFFORD QLD 4053

stafford@ljhooker.com.au | stafford@ljhooker.com.au





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FLOOR AREA SIZES

Internal	272.1m ²
External	39.0m ²
Garage	51.0m ²
TOTAL	362.1m²

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 primapixels.com.au