

Stafford Heights, 12 Rutherford Street

GREAT START- ELEVATED AND LEAFY!

Nestled in a whisper-quiet, tree-lined street within one of the most sought-after suburbs that Brisbane's north has to offer, promising an optimal investment opportunity for those looking to capitalize on Stafford Heights and the growth that the suburb has seen.

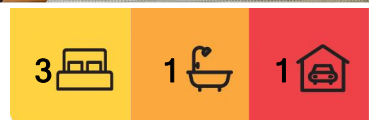
Moving into the home you will find a sweeping open plan living and dining area with palatial raked ceilings and ample natural light. The kitchen offers ample bench space, large amounts of storage, and a 4-burner gas cooktop. There are three bedroom situated on this level, with two of which offering direct balcony access with an east facing aspect. Moving downstairs you will find two additional MPRs that offer an abundance of enclosed storage space. The rear of the home is encased by gardens, offering a sense of tranquility that not many other homes can.

FEATURES:

+ Expansive living and dining space, with soaring raked ceilings and ample natural light.



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 \$1,000,000

View
ljhooker.com.au/1C9RF4N

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LJ Hooker Stafford
(07) 3357 1888

- + Large kitchen that offers ample bench and storage space, and a 4-burner gas cooktop.
- + Three well appointed bedrooms, two of which feature direct balcony access and tranquil views to the east.
- + Gleaming polished timber flooring throughout.
- + Lush gardens encase the rear of the home, adding a sense of privacy.
- + Recently painted internally throughout, along with the external fae.
- + Spacious 607m2 allotment with a 14.9m frontage.
- + Spacious MPR located on the lower level.
- + Secure single car lock-up garage.
- + Extensive enclosed storage area.
- + Close proximity to local shopping venues and restaurants.
- + Easy access to public transport via Appleby Rd.

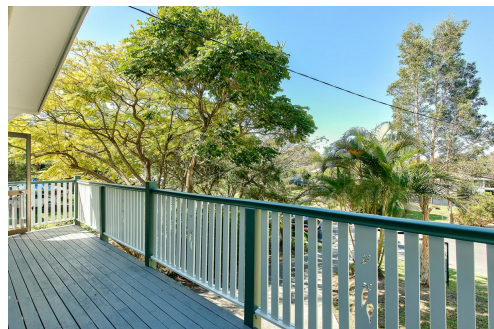
Make no mistake a home that presents this amount of value will sell! Call Dean or Harry today for the sales report and rental appraisal!

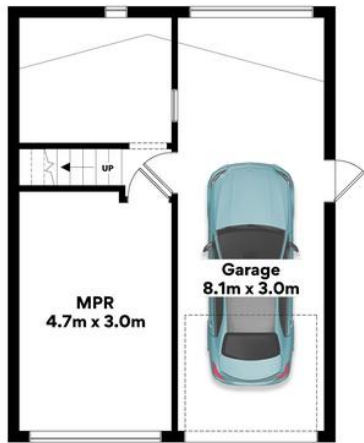
More About this Property

Property ID	1C9RF4N
Property Type	House
Land Area	607 m²
Including	Outdoor Entertaining

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LOWER LEVEL



UPPER LEVEL



12 Rutherford St, Stafford Heights

FLOOR AREA SIZES

Internal 146m² | External 25m² | Garage 27m² | **TOTAL 198m²**

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