






15 Gemalla Street, Stafford Heights

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## LOOKING TO INVEST TENANTS ALREADY IN PLACE !

Positioned on a generous 696m<sup>2</sup> allotment within a quiet cul-de-sac street, this well-maintained two-storey brick residence presents a rare opportunity to secure a family home offering space, flexibility, and long-term liveability in one of Stafford Heights' most tightly held residential pockets.

The upper level forms the heart of the home, with open-plan living and dining areas connecting easily to the kitchen and flowing directly onto a large covered rear deck designed for everyday outdoor living and entertaining. The kitchen offers excellent bench space and storage, positioned centrally to service both indoor living and the outdoor entertaining zone.

The rear entertaining area provides a private setting overlooking the backyard and landscaped surrounds, with the elevated deck extending the living footprint and creating strong separation between indoor and outdoor zones. The generous block size offers excellent usability for families while maintaining future flexibility.

Accommodation on the upper level includes three well-proportioned bedrooms serviced by the main bathroom, while the lower level

**FOR SALE**  
OPEN TO OFFERS

**VIEW**  
By Appointment

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provides valuable additional living space ideal as a rumpus, media room, or multi-purpose retreat. A second bathroom on the lower level further supports the flexibility of the layout across different stages of family life.

Located within close proximity to parkland, local schools, transport options, and Stafford City Shopping Centre, the home also benefits from convenient access to Kedron Brook bikeways and major arterial connections providing straightforward access to the CBD.

#### FEATURES;

- " Elevated two-storey brick home positioned on a 696m<sup>2</sup> allotment.
- Quiet cul-de-sac street within a tightly held Stafford Heights pocket.
- Three-bedroom layout across the upper level.
- Open-plan living and dining area connecting directly to the rear entertaining deck.
- Functional kitchen with generous bench space and storage.
- Large covered rear deck suited to year-round outdoor living and entertaining.
- Main bathroom servicing the upper-level accommodation wing.
- Additional lower-level living area suitable as rumpus, media room or multi-purpose retreat.
- Second bathroom positioned on the lower level.
- Internal laundry located on the upper level adjacent to the kitchen.
- Single lock-up garage with additional storage capacity.
- Generous backyard with usable lawn space.
- Close proximity to Kedron Brook bikeway, parkland and Stafford City Shopping Centre.
- Convenient access to local schools, transport corridors and Brisbane CBD.

Properties that present this much value are seldom found in today's market, don't hesitate to reach out to Dean & Harry for the sales report and rental appraisal today!

#### MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 1EUEF4N  |
| Property Type | House  |
| Land Area     | 696 m2   |
| Including     | Air Conditioning<br>Deck<br>Dishwasher<br>Built-in-Robes<br>Fully Fenced |

#### Dean Hamilton 0400 799 447

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