



23 Amott Street, Stafford Heights




## BACKING ONTO GREEN CORRIDOR!

Nestled on a leafy, elevated street in Stafford Heights, this well-maintained three-bedroom, one-bathroom home offers an excellent blend of comfort and convenience. With a generous 607m<sup>2</sup> allotment backing directly onto parkland, it's a rare chance to secure a home that delivers both space and lifestyle.

Inside you'll find an open-plan living, dining and kitchen zone that's more spacious than many homes of the era. The kitchen has been updated with stone countertops, stainless steel appliances, and generous bench and storage space. All three bedrooms are well proportioned; with the primary featuring built-in wardrobes and ceiling fans. At the front, a single carport offers practical off-street parking. Downstairs the home offers additional storage or workshop space.

Out the back, the leafy outlook over adjoining parkland creates a sense of peace and privacy rarely found this close to the city. The large backyard invites kids and pets to play, while the covered deck provides a comfortable spot to entertain or simply relax and absorb the green views.

Positioned less than ten minutes' drive to the Brisbane CBD, and

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**FOR SALE**  
OPEN TO OFFERS !

### AGENTS

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### AGENCY

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within walking distance to local shops, transport links and schools, this is a home that ticks the important boxes. Ideal for families seeking an easy-care lifestyle that still gives room to grow and enjoy the everyday.

#### FEATURES:

- Positioned in a quiet, leafy street backing directly onto parkland.
- Light-filled open-plan living, dining, and kitchen.
- Renovated kitchen with stone countertops, stainless steel appliances, and ample storage.
- Spacious primary bedroom with built-in wardrobes and ceiling fans.
- Additional bedrooms well-proportioned for family living.
- Covered rear deck overlooking green surrounds, perfect for entertaining.
- Large backyard with direct park access, ideal for kids and pets.
- Single carport at the front of the property.
- Downstairs storage/workshop area offering versatile use.
- Elevated block with leafy suburban outlook.
- " Low-maintenance established gardens and lawns.
- " Walking distance to nearby shops, cafés, and transport.
- Proximity to local parks, bikeways, and walking trails.
- Easy access to quality schools and major arterials.
- Only 10 minutes from Brisbane CBD.

Properties that present this much value rarely last long in today's market, call Dean & Harry today for the sales report and rental appraisal!

#### MORE DETAILS

Property ID	1E3TF4N
Property Type	House
Land Area	607 m2

#### Dean Hamilton 0400 799 447

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## 23 Amott St, Stafford Heights



### FLOOR AREA SIZES

Internal	118.5m <sup>2</sup>
External	38.7m <sup>2</sup>
Carport	16.9m <sup>2</sup>
l'dry/Storage	37.9m <sup>2</sup>
<b>TOTAL</b>	<b>212.0m<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.

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