



Stafford Heights, 313 Kitchener Road

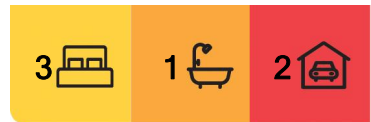
ROOM FOR ALL THE FAMILY & BONUS SEPARATE STUDIO OR OFFICE!

Positioned on a prime 607sqm allotment, this 3 bedroom home is the perfect entertainer, ready for you to simply move in and start enjoying. In addition to the main home and nestled in the back garden is a bonus studio, perfect for those working from home this extra space with AC is a true value add! Whether you are looking for your first home, next home, downsizing or after a solid investment with future growth, the property has a number of exciting features you will benefit from:

- Separate studio/office space with AC
- Covered rear deck perfect for entertaining
- Well equipped kitchen with, stone bench tops, breakfast bar and pantry.
- Open plan lounge/dining with AC
- Master bedroom with built in robes and AC
- Fans and new carpet in all bedrooms



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 \$999,000

View
ljhooker.com.au/1CAUF4N

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- Landscaped gardens ensure privacy.
- Fenced 607sqm block with convenient access through underneath
- Secure, double garage beneath
- Laundry and ample storage space underneath
- 6.6kw Solar System

If finding a Blue Chip location has been on the top of your list then look no further.

- + Ideally situated close to Prince Charles, St Vincents & North West Hospitals with Royal Brisbane Hospital a quick trip away
- + Fantastic Schools both Private & Public as well as child care in close proximity
- + Numerous cafe's and Restaurants only moments away
- + Short drive to Westfield Chermside, Stafford City, Stafford Central, Everton Plaza & Rode Shops including Woolies Metro
- + Easy access to public transport & Brisbane's tunnel network

For further details contact Adam or Lucy today!

More About this Property

Property ID	1CAUF4N
Property Type	House
Land Area	607 m ²
Including	Study Air Conditioning Deck Outdoor Entertaining Built-in-Robes Fully Fenced

Adam Stefan 0419 183 066

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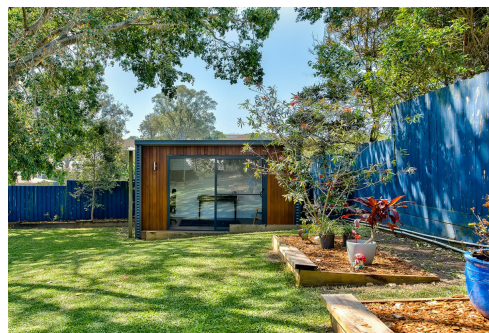
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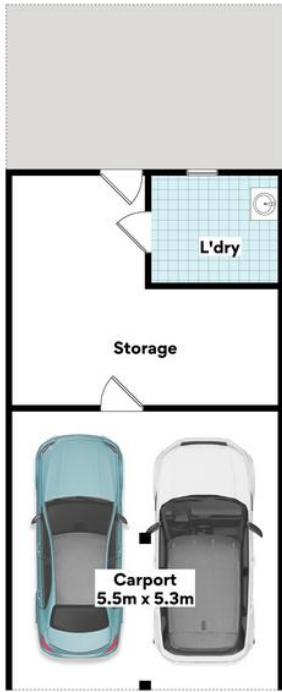
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LOWER LEVEL



UPPER LEVEL



313 Kitchener Rd, Stafford Heights

FLOOR AREA SIZES

Internal 117m² | External 50m² | Storage 20m² | Carport 29m² | **TOTAL 216m²**

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