



## Stafford Heights, 32 Amott Street

OPEN HOME CANCELLED 7/09/24

Nestled within this whisper quiet setting in the heart of Stafford Heights, you will find this immaculately presented home that offers a lifestyle filled with convenience and relaxation.

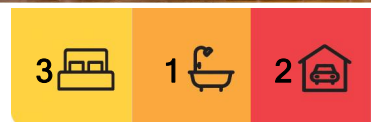
As you enter the property you are met with a light-filled open plan kitchen, living, and dining beautifully finished with plantation shutters. The kitchen has been renovated, featuring a white tiled splash back, stone benches, and stainless steel appliances. The bathroom has also been updated and features separate bath and shower. Adjacent to the kitchen is an expansive side deck which flows past two of the bedrooms and opens out onto the back garden.

### FEATURES:

- + Open planned kitchen, living, and dining space with AC.
- + Renovated kitchen with bosch appliances including gas cooktop, fridge, ample storage space, and a sleek modern design.



**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**  
Open to Offers

**View**  
[ljhooker.com.au/1C7RF4N](https://ljhooker.com.au/1C7RF4N)

**Contact**  
**Adam Stefan**  
0419 183 066  
[adam.stefan@ljhooker.com.au](mailto:adam.stefan@ljhooker.com.au)

**Lucy West**  
0422 175 322  
[lucy.west@ljhooker.com.au](mailto:lucy.west@ljhooker.com.au)

**LJ Hooker Stafford**  
**(07) 3357 1888**

- + Polished timber flooring throughout.
- + Fans throughout, with split-system A/C in all bedrooms.
- + Renovated bathroom fitted with high-quality fixtures and fittings.
- + Updated, internal laundry with direct access to the garden
- + Expansive, covered deck running the full length of the home.
- + Double car garage and storage space
- + 2kw Solar system
- + Landscaped gardens.
- + Fully fenced 607m2 allotment

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

- + Walking distance to Amott Street, Webster Road Parks
- + Bradbury Parks including its adventure playground only moments away.
- + 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

Perfectly positioned this property will not be on the market for long - contact Adam or Lucy today for further information.

## More About this Property

<b>Property ID</b>	1C7RF4N
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>

### Adam Stefan 0419 183 066

Lead Salesperson | [adam.stefan@ljhooker.com.au](mailto:adam.stefan@ljhooker.com.au)

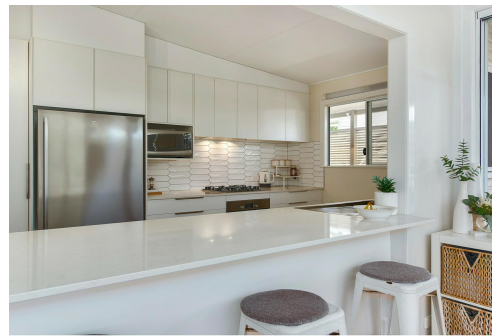
### Lucy West 0422 175 322

Sales Associate to Adam Stefan | [lucy.west@ljhooker.com.au](mailto:lucy.west@ljhooker.com.au)

### LJ Hooker Stafford (07) 3357 1888

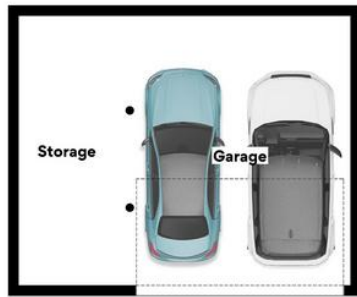
205 Stafford Road, STAFFORD QLD 4053

[stafford.ljhooker.com.au](http://stafford.ljhooker.com.au) | [stafford@ljhooker.com.au](mailto:stafford@ljhooker.com.au)

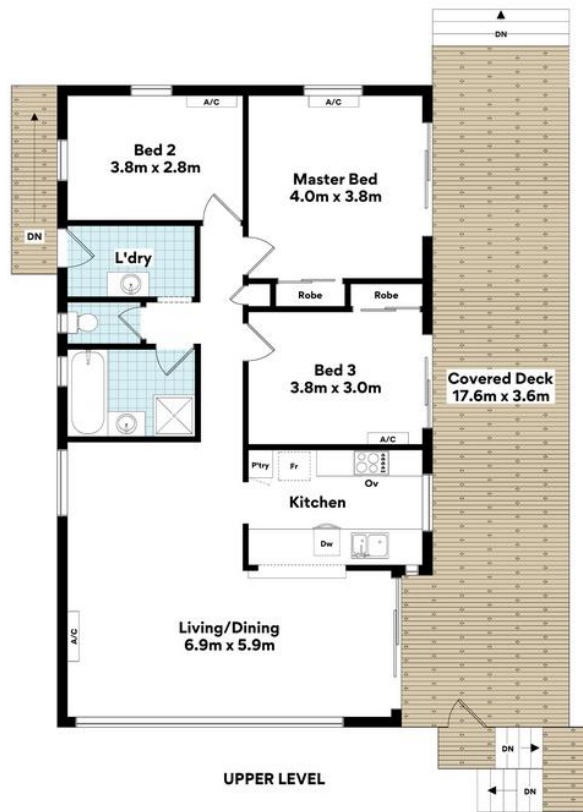


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LOWER LEVEL



UPPER LEVEL



## 32 Amott St, Stafford Heights

### FLOOR AREA SIZES

Internal 110m<sup>2</sup> | External 53m<sup>2</sup> | Garage/Storage 48m<sup>2</sup> | **TOTAL 211m<sup>2</sup>**

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 primerepels.com.au