



35 Farrant Street, Stafford Heights

The Home for a Perfect Contemporary Lifestyle.

- * This home is vacant and available for immediate inspection. Contact Simon to arrange a time outside the open homes!

Perfectly positioned within an elevated locale, this boutique modern build requires only one more vital component: your family to call it home. Design is here married with luxurious finishes to create a family-oriented home of stunning quality.

Sitting proudly at the crest of the street on a fully fenced 350sqm block, the facade is the remarkable initial impression that defines the home. This Queenslander style echoes the surrounding character homes. The heart of the home, that place where you and your family will create years of happy memories, is the primary living area which seamlessly joins the level backyard and rear al fresco.

You are quietly drawn around the primary living area to multiple touchpoints. Immediately, the high ceilings engage the senses and create a soaring space. The perfect eastern orientation frames the lovely natural light that is such a distinctive feature of Brisbane, crafting a homely scene. The multiple windows open out onto the home's green gardens - light and air and space again are enhanced.

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.

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FOR SALE
Offers over \$1,775,000

VIEW
Sat 19th Sep @ 9:30AM - 10:00AM

AGENTS
Simon Brigden
0414 869 704
simon.brigden@ljhooker.com.au

AGENCY
LJ Hooker Stafford
(07) 3357 1888



The island bench in the kitchen is replete with a stone top. The Hamptons-style pendant lighting over the island are another boutique touch which echo the entry void and accompanying lighting.

Each fixture and component of this home functions as part of the larger whole, crafting a picture of warm and bespoke homeliness. The plantation shutters throughout the home are another luxurious fixture which enhances the internal atmosphere of the home. Upstairs, a large family room can be utilised through a variety of different configurations. The main bedroom is a large retreat that is a distinct space which parents can enjoy.

Features include but not limited to:

- Entry void creates a sense of grandeur as soon as you set foot inside.
- Fully fenced 350sqm block.
- Plantation shutters throughout - a luxurious fixture.
- Engineered flooring on ground level with lovely blonde colouring.
- Ducted air-conditioning throughout.
- Immense island bench with stone top in kitchen.
- Large kitchen with combination glass/ tiled splashback and lovely pendant lighting.
- Excellent soft-close drawers.
- Stainless steel appliances including Smeg dishwasher.
- Walk-in pantry.
- Huge primary living/dining area.
- Covered al fresco with retractable privacy screen.
- East-facing orientation for the primary living area ensures lovely year-round climate.
- 5th bedroom/second sitting area on ground floor.
- Third living area and adjoining study on first floor.
- Huge main bedroom with stylish ensuite and practical walk-in wardrobe.
- Family-oriented storage throughout the home.
- " Large main bathroom with smartly separated powder room.
- " Freshly epoxied garage floor —a great modern touch.
- Built-ins in all bedrooms.
- Laundry and additional powder room on the ground floor.
- Chic fixtures and fittings throughout the home.

Contact Simon to see how you can call this house your home.

MORE DETAILS

Property ID	1F40F4N
Property Type	House
Land Area	350 m2
Including	Dishwasher Built-in-Robes Fully Fenced

Simon Brigden 0414 869 704

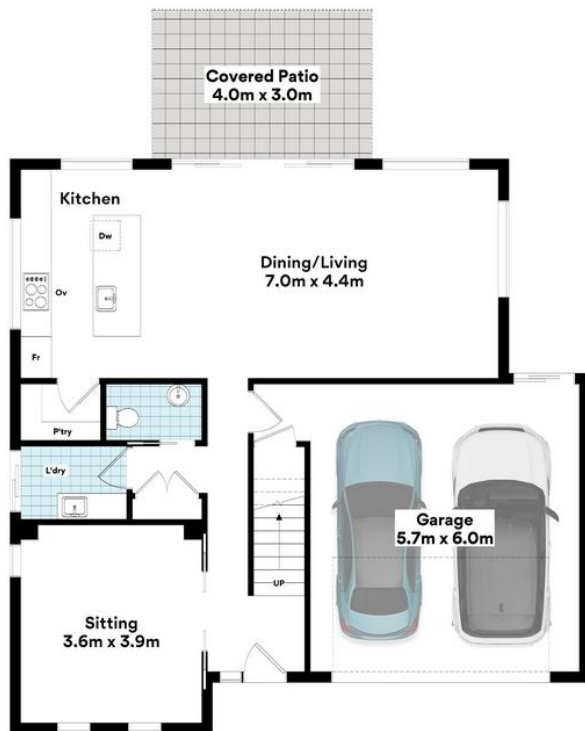
Lead Salesperson | simon.brigden@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888

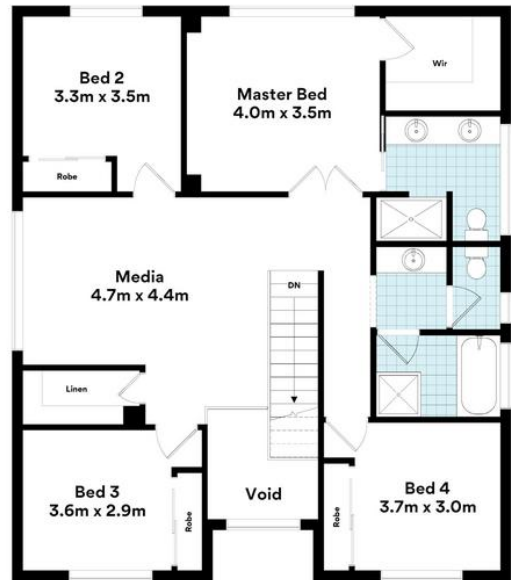
205 Stafford Road, STAFFORD QLD 4053

stafford@ljhooker.com.au | stafford@ljhooker.com.au





GROUND FLOOR



FIRST FLOOR



35 Farrant St, Stafford Heights

FLOOR AREA SIZES

Internal 198.6m² | External 13.2m² | Garage 36.3m² | TOTAL 248.1m²

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 piemaps.com.au