



Stafford Heights, 36 Amott Street

PERFECT LAND BANK – PERFECT RENOVATOR !

Sitting on a laid back and tree-lined street within the hills of Stafford Heights sits a renovators dream! Set on a spacious 607m2 block in a whisper quiet street, the home has been lovingly cared for over the years but also provides any astute investor or young family to add value in the foreseeable future.

Upstairs features a spacious open planned lounge, kitchen and dining area that effortlessly leads out onto both the front and rear decks. The home also features 3 generously sized bedrooms and a spacious bathroom. As you move toward the lower level of the home you will find a generously sized and enclosed MPR that can provide an ample amount of storage

FEATURES:

+ Neat and tidy kitchen.



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.

3

1

3

For Sale

OFFERS OVER \$899,000

View

ljhooker.com.au/1AY8F4N

Contact

Dean Hamilton

0400 799 447

dean.hamilton@ljhooker.com.au

LJ Hooker Stafford
(07) 3357 1888

- + Spacious master with built-in robes.
- + Polished timber flooring throughout.
- + Spacious living area.
- + Fully fenced and retained backyard.
- + Expansive car port with room for 3 cars.
- + Conveniently located near shopping venues and schools.
- + Multi-purpose room downstairs, allowing for ample storage.
- + Expansive 607m2 lot with a 14.8m frontage.

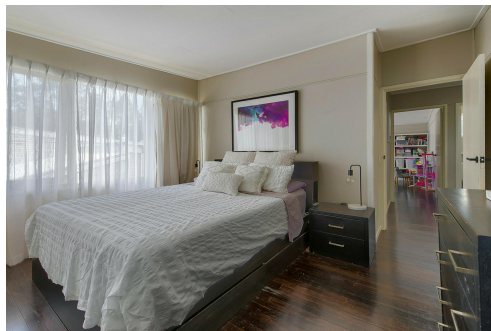
This home will not last long in today's market! Exceptional locations such as this home are moving quickly so get in touch with Dean and Harry today for the sales report and rental appraisal!

More About this Property

Property ID	1AY8F4N
Property Type	House
Land Area	607 m²

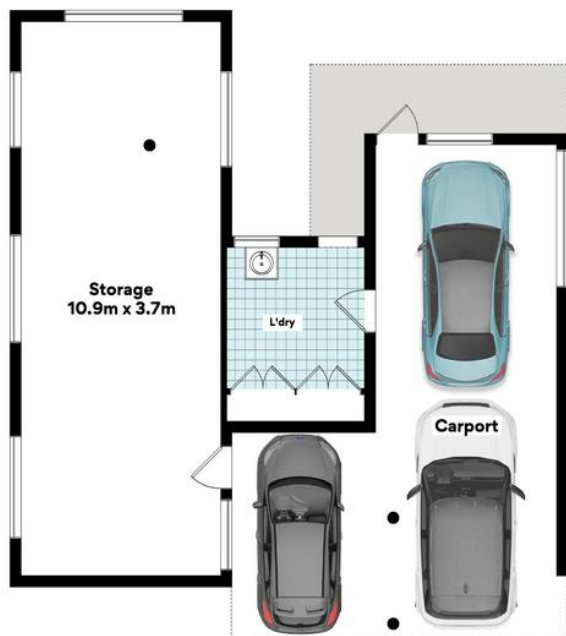
Dean Hamilton
 Independent Contractor – Dean H Pty Ltd |
dean.hamilton@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
 205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au



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.

LJ Hooker Stafford
(07) 3357 1888



GROUND FLOOR



FIRST FLOOR



36 Amott St, Stafford Heights

FLOOR AREA SIZES

Internal 173m² | External 29m² | Carport 49m² | **TOTAL 251m²**

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