



## Stafford Heights, 9 Belfort Street

Views from Every Window and Every Angle.

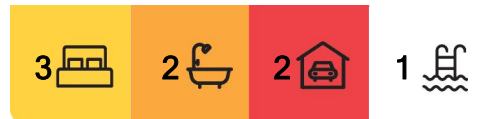
Uninterrupted vistas to the CBD in the south, Moreton Bay in the east, and the rest of Brisbane's inner north are uniquely found at this once-in-a-lifetime opportunity. On the market for the first time since 1992, do not wait another 33 years before this property becomes available again. The horizons on offer are captured by a lovely corner position in one of Stafford Heights' top five streets.

The home utilises lovely window openings throughout to accentuate the views and vistas on offer. Allowing in natural light too, there is a lovely sense of space abundant throughout.

Move-in ready, this home has been lovingly looked after by one family for over three decades - and it really does show. From the multiple outdoor living areas, to the immaculate kitchen and bathrooms, it is evident that the home has been well looked after. The corner position offers so much opportunity to extend or develop. Have no fear of over-capitalising, with the street brimming with modern new builds and established homes.



**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/1D35F4N](https://ljhooker.com.au/1D35F4N)

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

#### Features at a Glance:

- \* Uninterrupted city views, Moreton Bay views, and easterly views.
- \* Glimpses of Mt Coot-ha.
- \* Lovely elevation provides complementary breezes.
- \* Gently sloping 615sqm corner block.
- \* Large semi-open plan lounge/dining/kitchen.
- \* Ample windows and openings allow in natural light and air.
- \* Three-well appointed bedrooms upstairs.
- \* Large rumpus room downstairs.
- \* Wine cellar - perfect year-round storage.
- \* Air-conditioning and fans.
- \* In-ground pool with city visible from pool area - perfect summer entertaining option.
- \* Large kitchen with ample storage space.
- \* Clever design utilises as many viewpoints for the vistas as possible.
- \* Tidy gardens.
- \* Lovely street surrounded by established homes.
- \* Double garage.

Contact Simon for the building and pest report and price guide.

## More About this Property

<b>Property ID</b>	1D35F4N
<b>Property Type</b>	House
<b>Land Area</b>	615 m2
<b>Including</b>	Air Conditioning Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes

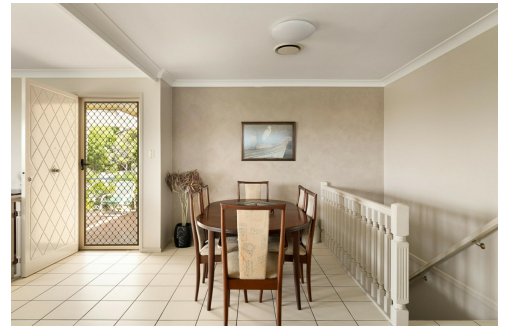
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9 Belfort St, Stafford Heights



LOWER LEVEL



UPPER LEVEL

INTERNAL : 245m<sup>2</sup>  
EXTERNAL : 33m<sup>2</sup>



THIS FLOOR PLAN IS INDICATIVE OF LAYOUT WITH APPROXIMATE DIMENSIONS TO BE USED AS A VISUAL REPRESENTATION FOR MARKETING PURPOSES ONLY. INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES.



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