



9 Jarvis Street, Stafford Heights




Light Filled Family Home; Corner Allotment.

This near-new home is proudly situated on an elevated and retained corner allotment. With an east-facing backyard, there will always be an abundance of natural light and air filtering into the home. This orientation means the floorplan is perfect for year round entertaining, with your primary al fresco space not interrupted by western sun.

This fantastic orientation allows the rest of the home to unfold with ease. A soaring void illuminates the entryway, brightly welcoming you inside. The blonde flooring amplifies the light and airy feel which is perfected in the large open-plan living space.

A large island bench and feature pendant lighting create the heart of the home. This lovely space serves as a breakfast bar, place for conversation, and is a sign of easy living. You will enjoy so many mornings and evenings here.

Three well-proportioned living areas mean you can utilise a variety of floorplans. Ducted air-conditioning is an essential addition. Ample family-oriented storage is on offer too through built-in wardrobes and storage beneath the stairs. Plantation shutters superbly finish the property, elevating the home's presence and stature.

5  2  2 

FOR SALE

Offers over \$1,899,000

AGENTS

Simon Brigden

0414 869 704

simon.brigden@ljhooker.com.au

AGENCY

LJ Hooker Stafford

(07) 3357 1888

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Freshly manicured lawns and gardens surround the home, a lovely green touch that presents your family with multiple outdoor options. With a fully fenced backyard, the home is pet friendly too.

This modern property is part of ever-gentrifying Stafford Heights and Stafford. Only a few doors up the street, you will find a boutique collection of shops: great Vietnamese cuisine at Klin-i Cafe, Style Me Luxe, and other small businesses. And in a short walk or drive you arrive at Prova Pizzeria, The Gibson, Happy Valley Brewing, Stafford Central and Oh Boy Bok Choy, or Flat Lizard Brewery too.

Features include but not limited to:

- Main bedroom with ensuite and walk-in wardrobe.
- Built-ins in three bedrooms.
- Three living areas across two levels (downstairs living can also be utilised as 5th bedroom).
- Family-oriented storage solutions throughout.
- Island bench and walk-in pantry in large kitchen.
- Covered al fresco; fenced backyard.
- Double garage with remote.
- Plantation shutters.
- Modern main bathroom and ensuite.
- Additional powder room downstairs.
- Ducted air-conditioning across both levels.
- Light-filled, east-facing orientation.
- 16m frontage, corner position.
- 380sqm block - fully retained.

Call Simon to see how you can call this house a home.

MORE DETAILS

| | |
|---------------|--|
| Property ID | 1EKVF4N |
| Property Type | House |
| Land Area | 380 m2 |
| Including | Dishwasher Built-in-Robes Fully Fenced |

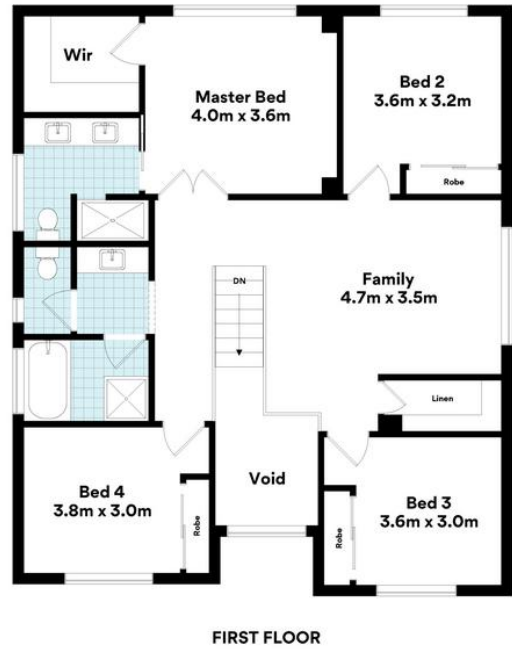
Simon Brigden 0414 869 704

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

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205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au





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FLOOR AREA SIZES

Internal 203.1m² | External 24.9m² | Garage 39.6m² | **TOTAL 267.6m²**

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 primopiefs.com.au

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