







96 Niven Street, Stafford Heights

ROOM FOR EVERYTHING, SPACE FOR EVERYONE

Set on a generous 556m² block in a quiet, convenient pocket of Stafford Heights, this well-designed three-bedroom home delivers a thoughtful mix of space, flexibility and everyday comfort. Whether you're raising a young family, looking to downsize without compromise, or searching for a smart investment opportunity, this home has been built to work hard for its next owners.

At the heart of the home, the living space has been designed with everyday practicality in mind, offering a natural flow that makes daily life feel effortless. Light-filled and welcoming, it's the kind of space that quickly becomes the family's favourite spot, whether that's a relaxed weeknight dinner or catching up with friends on the weekend.

One of the real standouts of this home is the bonus multi-purpose room, a versatile addition that adapts to however your family needs it to. Picture it as a dedicated home office, a kids' playroom, a media room for movie nights, or a private space for visiting guests, the possibilities are genuinely endless, and it's the kind of feature that sets this home apart from the rest.

The layout has been thoughtfully considered from front to back, with

3 2 2

FOR SALE
OFFERS OVER $1,099,000

VIEW
Sat 7th Nov @ 9:15AM - 9:45AM

AGENTS

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LJ Hooker

each space transitioning naturally into the next. It's a home that moves well. Living areas connect with ease, bedrooms sit privately away from the main living zones, and the bonus room slots in seamlessly without disrupting the overall sense of flow. The result is a floorplan that feels intuitive and easy to live in, no matter the size or stage of your family.

Three well-proportioned bedrooms are each fitted with built-in robes, offering practical, everyday storage and a clean, tidy finish throughout. Two well-appointed bathrooms take care of busy mornings with ease, ensuring there's never a queue no matter how full the household.

Storage has been well considered throughout the home, with dedicated storage space adding an extra layer of everyday convenience, perfect for keeping life's extras neatly out of the way. A double garage completes the package, offering secure parking for two vehicles along with additional room to store the essentials.

Well-positioned, thoughtfully designed and full of flexible living options, homes like this in Stafford Heights are in short supply. Get in touch with Dean or Oscar today to arrange your inspection or ask any questions you may have.

MORE DETAILS

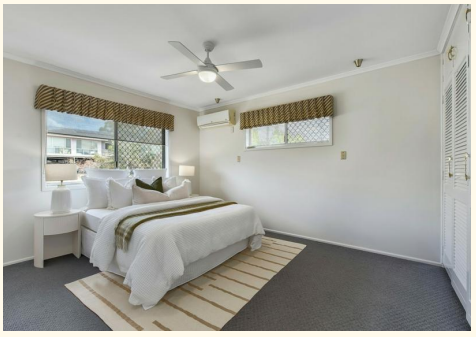
Property ID	1FEMF4N
Property Type	House
House Size	114 m2
Land Area	556 m2
Including	Air Conditioning
	Deck
	Outdoor Entertaining
	Built-in-Robes







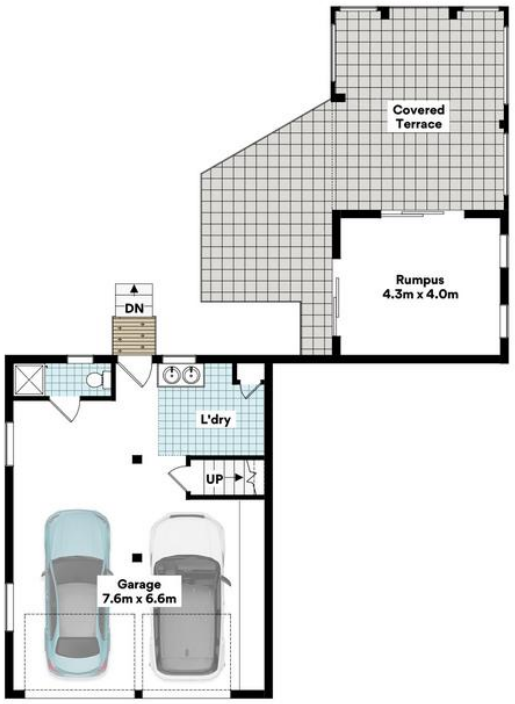




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LOWER LEVEL



UPPER LEVEL

N North

96 Niven St, Stafford Heights

FLOOR AREA SIZES

Internal 161m² | External 58m² | Garage 50m² | **TOTAL 269m²**

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

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