



Stafford, 11 School Road

EXECUTIVE RESIDENCE IN THE PADUA PRECINCT!

Positioned in the tightly held Padua Precinct, just 7km from the CBD, is this incredible opportunity to secure a stunning family home where you can simply move in, unpack and enjoy all that this home has to offer. All the hard work has been done for you making this the perfect choice for families seeking a move-in ready home which offers open plan living and an ideal North/ South aspect.

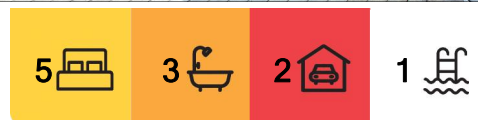
There is simply so much to offer the lucky new owners:

Ground Floor:

- An open concept living space is at the heart of the home filled with natural light
- The stunning kitchen features a central island with wrap around benches, a servery window to the patio and butler's pantry,
- Kitchen also features Smeg appliances, 900mm gas cooktop, integrated Smeg dishwasher and shaker Two-Pac cabinetry.



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/1CQGF4N

Contact
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LJ Hooker Stafford
(07) 3357 1888

- Internal living space flows out to the covered patio with BBQ area and the fully fenced backyard with side access
- A sparkling in-ground swimming pool finishes off the yard providing the perfect space for the whole family to enjoy.
- 5th bedroom or separate media room.
- Private bathroom for guests or those having been in the pool.
- Generous laundry with side access.
- Remote double garage.
- 2.7m ceilings and oak flooring throughout.
- Gorgeous front entry and foyer

Upper Level:

- Master bedroom complete with expansive walk-in wardrobe, ensuite with double sinks and private balcony
- Three further bedrooms all generously sized with ceiling fans and built-in robes
- Expansive rumpus space creating separation from the children's wing and main bedroom
- Built-in study nook at the top of the stairs offering a space to work from home or ensuring that homework is able to be done.
- Oversized primary bathroom with separate bath and shower.
- Walk in linen storage
- 2.7-meter-high ceilings throughout the entire upper level.

If you have been wanting to secure a gorgeous home, in a blue chip location that is only moments from everything, then this is the home for you.

- Walk to both public and private schools including Stafford State School, Saint Anthony's, Padua, and Mount Alvernia Colleges
- An array of childcare & kindergarten options nearby
- Moments to Stafford Central, an array of cafes & restaurants, your choice of gyms, as well as Stafford City Shopping Centre, Hoyts Cinemas & Coles Kedron.
- Only a short drive to Westfield Chermshire, Brookside Shopping Centre and Lutwyche City
- Ideally located between Royal Brisbane, Prince Charles, St Vincent's & North West Private Hospitals
- Easy access to public transport including the Northern Busway
- Moments from the CBD & Airport via Brisbane's tunnel network
- Close by to acres of parkland from Bradbury Park, Gibson Park or along the Kedron Brook and its Kilometres of bike and walking paths

Carefully crafted homes finished to such an exacting standard are in high demand, don't let this become the one that got away. Contact Adam & Lucy before it's too late!!!



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More About this Property

Property ID	1CQGF4N
Property Type	House
House Size	280 m ²
Land Area	445 m ²
Including	Ensuite Study Toilets (3) Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

Adam Stefan 0419 183 066

Lead Salesperson | adam.stefan@ljhooker.com.au

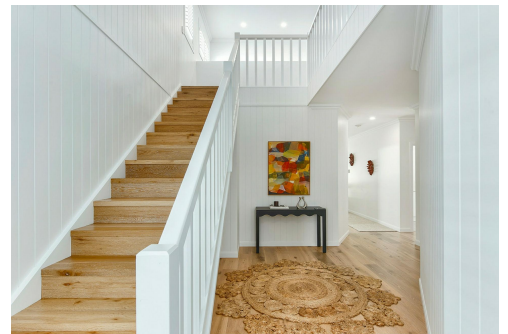
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INT : 280m²
EXT : 47m²
TOTAL : 327m²

DISCLAIMER:

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS FLOOR PLAN, ALL MEASUREMENTS ARE APPROXIMATE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSION OR MISS-STATEMENT. POTENTIAL PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THIS FLOOR PLAN.