



## Stafford, 17 Byth Street

### PARKSIDE LIVING – REAR NORTHERN ASPECT!

Located within the premier district of Sparkes Hill, and positioned in a park-side tree-lined street sits a rare opportunity to purchase a quality home in the ever growing suburb of Stafford! Set on a spacious 607m<sup>2</sup> allotment, this home has been lovingly cared for over the years and has gone under a recent face lift which has made the space a true haven for young families and astute investors alike.

As you enter the home you are met with a spacious living and dining space that takes advantage of the properties rear northern aspect and effortlessly leads out to a spacious and secluded timber deck that overlooks the home's backyard, and features an ample amount of room to entertain guests. Adjacent from the living area sits a tastefully renovated kitchen that features sleek stone bench tops, induction cooktop, and a vast amount of storage.



**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

OFFERS OVER \$999,000

#### View

[ljhooker.com.au/1B0PF4N](http://ljhooker.com.au/1B0PF4N)

#### Contact

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



#### FEATURES:

- + Park-side living within the premier district of Sparkes Hill!
- + Tastefully renovated kitchen.
- + Fans throughout and split-system A/C in main living space.
- + Spacious living and dining area taking advantage of the rear northern aspect.
- + Polished timber flooring throughout.
- + Timber deck at the rear of the home, perfect for entertaining guests!
- + Neat and tidy bathroom.
- + Expansive carport with room for three vehicles.
- + Large master bedroom with built-in wardrobe.
- + Fully fenced and level backyard.
- + Expansive 607m2 allotment with a 14.9m frontage.
- + Conveniently located near shopping venues and public transport.

A property of this caliber will sell! So call Dean and Harry today for the sales report and rental appraisal!

## More About this Property

**Property ID** 1B0PF4N

**Property Type** House

**Land Area** 607 m<sup>2</sup>

#### Dean Hamilton

Independent Contractor - Dean H Pty Ltd |  
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#### LJ Hooker Stafford (07) 3357 1888

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