






24 Castling Street, Stafford

## QUIET POSITION, GENEROUS LANDHOLDING, EXCELLENT POTENTIAL!

Situated within a quiet residential pocket of Stafford, this well-maintained post-war home presents an excellent opportunity for first home buyers, investors, and those looking to secure a sizeable parcel of land in a consistently popular location. Positioned on a generous 658m<sup>2</sup> allotment with a desirable north-facing frontage, the property offers immediate comfort along with scope to further enhance over time.

Characterised by polished timber flooring, high ceilings, and a practical single-level layout, the home provides a welcoming sense of space and functionality. The central living area flows through to a separate kitchen and dining zone, while three well-proportioned bedrooms are serviced by a neatly presented bathroom.

At the rear, a large covered terrace creates an ideal space for outdoor dining and entertaining, overlooking the expansive backyard. The depth and usability of the block provide plenty of room for children and pets while also offering flexibility for future improvements subject to council approval.

3  1  1 

**FOR SALE**  
OPEN TO OFFERS

**VIEW**  
Tue 26th May @ 4:30PM - 5:00PM

**AGENTS**  
Dean Hamilton  
0400 799 447  
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Harry Harris  
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**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**

Investors will appreciate the strong rental appeal of a home that is immediately liveable, while owner-occupiers have the opportunity to move straight in and gradually add value over time. The combination of land size, position, and future potential is becoming increasingly difficult to secure within this price point.

Conveniently located close to local shops, schools, parkland, public transport, and major shopping precincts, this is an opportunity to secure a quality entry-level home within one of Stafford's most established residential pockets.

#### FEATURES:

- Well-maintained post-war home positioned on a generous 658m<sup>2</sup> allotment.
- Desirable north-facing frontage within quiet residential Stafford pocket.
- Three-bedroom layout offering practical living for owners and investors.
- Separate living area positioned centrally within the home.
- Functional kitchen and dining zone with direct access to rear terrace.
- Large covered terrace providing space for outdoor dining and entertaining.
- Expansive south-facing backyard with excellent usability and flexibility.
- Polished timber flooring throughout the main living and bedroom areas.
- High ceilings enhancing natural light and sense of space throughout.
- Well-presented bathroom servicing all three bedrooms.
- Excellent opportunity for first home buyers entering the Stafford market.
- Strong investment appeal with scope for future improvements over time.
- Close to schools, transport, shopping precincts, and local parkland.

Properties that offer this much value seldom come to market, don't hesitate call Dean & Harry for the sales report and rental appraisal today.

#### MORE DETAILS

Property ID	1F0PF4N
Property Type	House
Land Area	658 m2

#### Dean Hamilton 0400 799 447

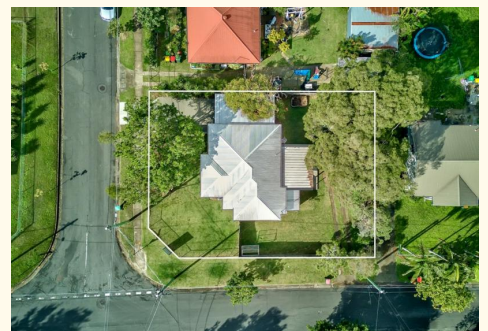
Independent Contractor - Dean H Pty Ltd |  
dean.hamilton@ljhooker.com.au

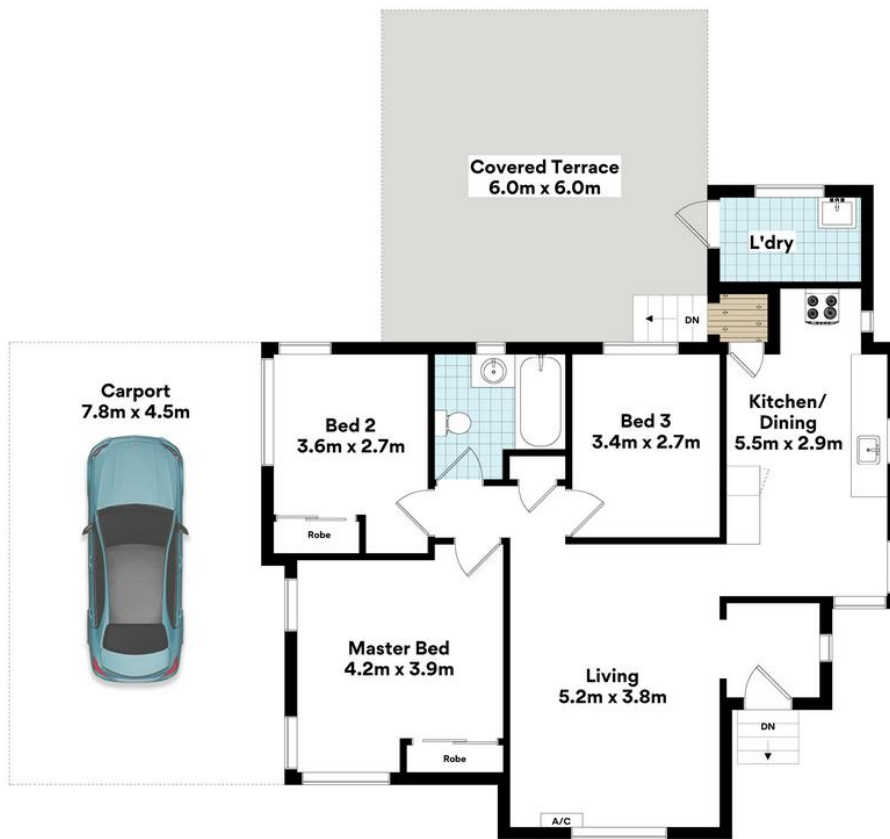
#### Harry Harris

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## 24 Castling St, Stafford



### FLOOR AREA SIZES

Internal	94.2m <sup>2</sup>
External	35.4m <sup>2</sup>
Carport	37.2m <sup>2</sup>
<b>TOTAL</b>	<b>166.8m<sup>2</sup></b>

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.

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