



Stafford, 30 Crawford Avenue

SO MUCH POTENTIAL !!

There is so much potential and character features for those looking to add value or make their mark on this entry level proposition. Whether you're a first home buyer, renovator or a savvy investor, this is an opportunity you won't want to miss! The perfect location and within walking distance to buses, cafe's, restaurants, major shopping centres and the Kedron Brook.

With a spacious floor plan and a solid foundation, the home provides a perfect canvas for transformation.

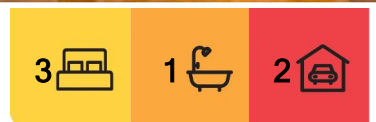
Features include:

- 3 bedrooms (2 plus sleepout) plus study.
- Flat corner useable 405m2 block zoned LMR
- Flexible zoning with dimensions 13.4m * 29.8m approximately



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.

SOLD



For Sale
OFFERS

View
ljhooker.com.au/1DCAF4N

Contact
Richard Mirosh
0414 512 776
richard.mirosh@ljhooker.com.au

LJ Hooker Stafford
(07) 3357 1888

- Huge fully concreted area down
- Open plan living and dining area with ornate cornices and hardwood floors
- Functional eat in kitchen ready for an upgrade
- Tidy Bathroom with separate toilet
- Flexible floorplan to add an ensuite
- 2 car undercover cover parking under with plenty of storage
- Dedicated laundry down with 2nd shower down

Situated just 8km from the CBD in the highly sought-after Padua Precinct, this property offers easy access to public transport and is conveniently close to the tunnel network, linking you to the airport, Gold Coast, and Western Suburbs.

You will feel totally connected with a direct link to the city, a short stroll to buses redefining easy commuting. Whether you are homeward bound or heading out, the CBD, Airport via the tunnel, Stafford Shopping Centre, Prince Charles Hospital and an array of shops, Kedron Brook, cafe's and restaurants are all just minutes away.

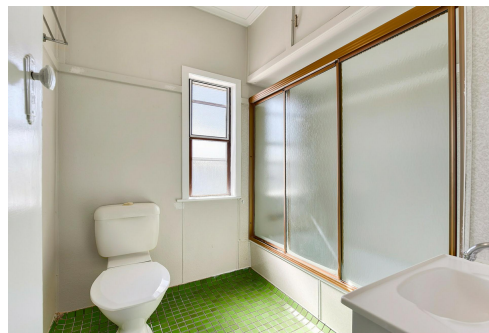
Don't miss out on this incredible opportunity to create your dream home! Contact the listing agent Richard Mirosch on 0414 512 776 with the owners instructions.....SELL !!

More About this Property

Property ID	1DCAF4N
Property Type	House
House Size	120 m2
Land Area	405 m2
Including	Toilets (2)

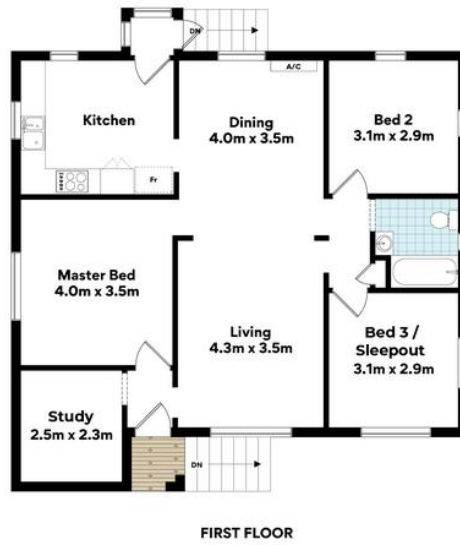
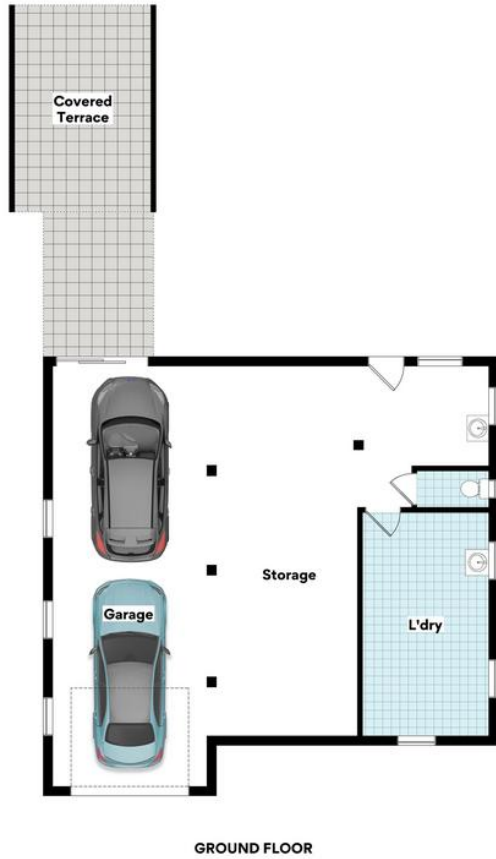
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 **30 Crawford Ave, Stafford**

FLOOR AREA SIZES

Internal 121.0m² | External 25.6m² | Garage 81.8m² | **TOTAL 228.4m²**

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