

## Stafford, 393 Stafford Road

### RENOVATED - SUBDIVISION POTENTIAL!

This charming updated residence offers a convenient lifestyle with everything you could need including shopping venues, restaurants, and park precincts being just a stone's throw away. This home has all the features that you could want its just missing one thing - a new owner!

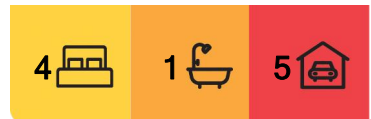
As soon as you enter the home you are met with a light-filled and open plan living, dining, and kitchen. Moving into the oversized kitchen you will find an abundance of features with stone countertops, stainless steel appliances, and ample storage space throughout.

In total four bedrooms encompass the home, with the primary featuring a split-system A/C and ceiling fans. Moving to the rear of the property you will find a well maintained rear north facing backyard along with enough car accommodation to comfortably fit four cars.

FEATURES:



**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/1D71F4N](https://ljhooker.com.au/1D71F4N)

**Contact**  
**Dean Hamilton**  
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**LJ Hooker Stafford**  
**(07) 3357 1888**

- + Expansive and fully fenced 744m2 allotment with subdivision potential.
- + Open plan kitchen, living, and dining space.
- + Large kitchen with stone countertops, stainless steel appliances, and ample storage.
- + Primary with split-system A/C and ceiling fans.
- + Three additional bedrooms all of which have ceiling fans.
- + Polished timber flooring throughout the home.
- + Ceiling fans throughout, with split-system A/C in the primary and main living area.
- + Neat and tidy bathroom.
- + Side access, electric gate, 16.2m frontage.
- + Only minutes away from nearby shopping venues, restaurants and parkland.

Properties with this much on offer do not come along often, call Dean & Harry today for the sales report and rental appraisal!

## More About this Property

<b>Property ID</b>	1D71F4N
<b>Property Type</b>	House
<b>Land Area</b>	744 m2
<b>Including</b>	Study Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Fully Fenced

### Dean Hamilton 0400 799 447

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

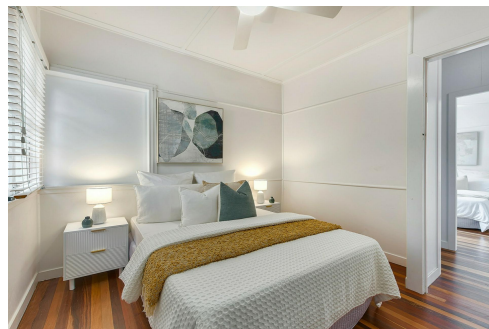
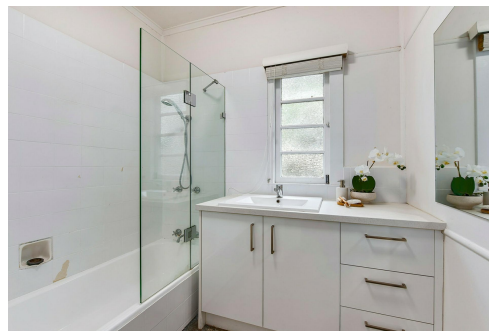
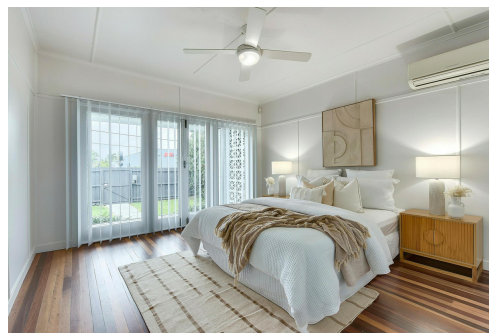
### Harry Harris

Sales Associate to Dean Hamilton | harry.harris@ljhooker.com.au

### LJ Hooker Stafford (07) 3357 1888

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## 393 Stafford Rd, Stafford



### FLOOR AREA SIZES

Internal	147.4m <sup>2</sup>
External	43.2m <sup>2</sup>
Garage	88.3m <sup>2</sup>
Storage	13.7m <sup>2</sup>
<b>TOTAL</b>	<b>292.6m<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.

These plans are for representation purposes only. Provided by primepixel.com.au