



Stafford, 55 Barbigal Street

HUGE HOME - IDEAL FOR COSMETIC RENOVATION!

Tucked away in a quiet cul-de-sac, this much-loved family home offers space, potential, and endless opportunities for its next chapter. With a generous layout and a sprawling backyard, this is the perfect canvas for young families ready to make their mark or savvy investors looking to add value.

Step inside and you'll immediately appreciate the sheer size on offer. The open-plan living and dining areas flow seamlessly to the outdoors, creating a sense of connection to the large backyard. The generous kitchen overlooks the pool and entertaining area - the ideal spot to keep an eye on the kids while preparing dinner. Out the back, a sparkling in-ground pool surrounded by sleek glass balustrading sets the scene for summer barbecues and long afternoons with friends.

Featuring five well-proportioned bedrooms and two bathrooms, there's plenty of room for everyone to spread out. While the home is ready for a cosmetic update, the fundamentals



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

5

2

1

1

For Sale
OPEN TO OFFERS !

View
ljhooker.com.au/1DBNF4N

Contact
Dean Hamilton
0400 799 447
dean.hamilton@ljhooker.com.au
Harry Harris
harry.harris@ljhooker.com.au

LJ Hooker Stafford
(07) 3357 1888

are all here - solid bones, a family-friendly floor plan, and a location that continues to grow in popularity.

FEATURES:

- + Light-filled and open-plan living, dining, and kitchen.
- + Large kitchen featuring ample bench and storage space.
- + Rear covered deck with a tranquil view looking out over the in-ground pool.
- + Large primary bedroom featuring built-ins and a split-system A/C.
- + Four additional bedrooms, with two of which featuring built-ins.
- + Well-proportioned study that can easily be converted back into a bedroom for extra space.
- + Large downstairs rumpus area, with an ample amount of enclosed storage.
- + Polished timber flooring throughout the home.
- + Ceiling fans throughout the home.
- + Secure lockup garage.
- + Expansive 683m2 allotment with a 17.8m frontage.
- + Only minutes away from local restaurants and shopping amenities.

A home of this size within the heart of Stafford will not last long! Call Dean & Harry today for the sales report and rental appraisal!

More About this Property

Property ID	1DBNF4N
Property Type	House
House Size	210 m2
Land Area	683 m2
Including	Air Conditioning Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes

Dean Hamilton 0400 799 447

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

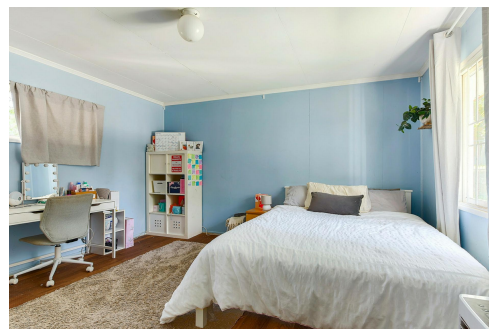
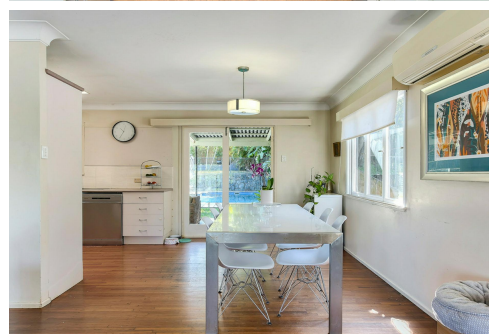
Harry Harris

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

LJ Hooker Stafford (07) 3357 1888

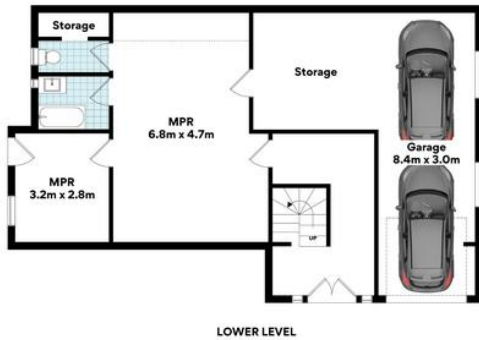
205 Stafford Road, STAFFORD QLD 4053

stafford.ljhooker.com.au | stafford@ljhooker.com.au



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

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.



55 Barbical St, Stafford

FLOOR AREA SIZES

Internal 234.9m² | External 92.2m² | Garage/Storage 41.7m² | **TOTAL 368.8m²**

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