



## Stafford, 9 Byth Street

Charming, with Acres of Greenspace Outside.

Inviting you inside from your first steps are the classic tones of this home's hardwood floors meeting the minimalist composition of the internal palette. The charm of the post-war period is part of every room, with timber casement windows and large proportions defining all three bedrooms. You will feel ensconced inside this beautifully maintained property. With the current owner-occupiers relocating, here is your chance to move into a home brimming with love and care.

The updated bathroom and kitchen mean no renovating is required, and you can move in and simply enjoy your own space. Other points of difference include the large double bay shed and triple bay carport. The shed has power and built-in shelving, making it the perfect workspace. Underneath the home, more secure storage is offered, while two rear doors swing open to allow vehicle access too. You will have to buy new things in order to fill up the space on offer!



**For Sale**  
OPEN TO OFFERS

**View**  
[ljhooker.com.au/1DAAF4N](https://ljhooker.com.au/1DAAF4N)

**Contact**  
**Simon Brigden**  
0414 869 704  
[simon.brigden@ljhooker.com.au](mailto:simon.brigden@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.

One feature that completes this property is across the street. Roy Harvey Park's near three acres of greenspace is the backyard you do not have to maintain or pay council rates on. And it is available for you to enjoy year round. Walk down Shand St for 350m and enjoy the bike paths and walking tracks of the Kedron Brook.

Features include:

- \* Air-conditioning and fans in all three bedrooms.
- \* Polished hardwood floors throughout.
- \* Lovely minimalist colours complement the warmth of the hardwood perfectly.
- \* Outstanding presentation and up-keep only possible at an owner-occupier home.
- \* Near-level 607sqm block with side access.
- \* Triple bay carport.
- \* Double bay shed with power and shelving.
- \* Additional storage beneath the home with double-swing doors.
- \* Updated kitchen with dishwasher.
- \* Tidy bathroom with separate toilet.
- \* Window furnishings.
- \* Fully fenced yard.
- \* Covered front patio.
- \* Awesome greenspace across the street —Roy Harvey Park, playground, and dog off leash area.
- \* Kedron Brook only a short distance away too.
- \* Awesome street full of owner-occupiers and substantial homes.

Contact Simon to see how you can call this house a home.

## More About this Property

<b>Property ID</b>	1DAAF4N
<b>Property Type</b>	House
<b>Land Area</b>	607 m2
<b>Including</b>	Air Conditioning Built-in-Robes Fully Fenced

**Simon Brigden 0414 869 704**

Lead Salesperson | [simon.brigden@ljhooker.com.au](mailto:simon.brigden@ljhooker.com.au)

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

205 Stafford Road, STAFFORD QLD 4053

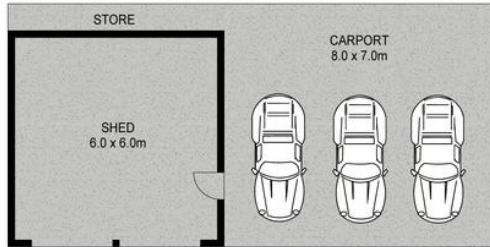
[stafford.ljhooker.com.au](http://stafford.ljhooker.com.au) | [stafford@ljhooker.com.au](mailto:stafford@ljhooker.com.au)



**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.

9 Byth Street, Stafford



GROUND FLOOR



FIRST FLOOR

INTERNAL : 173m<sup>2</sup>  
EXTERNAL : 8m<sup>2</sup>



THIS FLOOR PLAN IS INDICATIVE OF LAYOUT WITH APPROXIMATE DIMENSIONS TO BE USED AS A VISUAL REPRESENTATION FOR MARKETING PURPOSES ONLY. INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES.



**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.