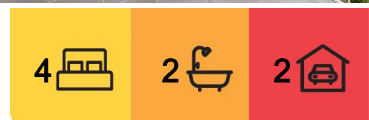


The Gap, 6 Cooinda Street

PLENTY OF SPACE FOR THE FAMILY, ASHGROVE BORDER!!

Located in a highly desirable location and bordering Ashgrove, 6 Cooinda Street, The Gap is under pinned by 607m² and will suit first time buyer, families, and investors looking to secure a home that has so much to offer! Upon entering, you will feel the modern design and finishes that are on offer. With an open floor plan, plenty of natural light, and hardwood floors, you will be able to see yourself settling into the home for many years to come.

Built over two levels, with an updated kitchen, bathroom, spacious bedrooms, and an elevated tropical outlook, this home has plenty of space for the growing family. With the ground level being self-contained, you have an updated laundry, fourth bedroom, second bathroom and additional living spaces that provide privacy for guests or a great teenagers retreat.



For Sale
Offers Over \$995,000

View
ljhooker.com.au/1BUQF4N

Contact
Nathan Johnson
0434 101 821
nathan.johnson@ljhooker.com.au



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.

LJ Hooker Stafford
(07) 3357 1888

For investors, this home is ideal for families due to the proximity to schools, transport, parks, shopping centres and access to the CBD. With weekly rent of \$720 pw, you are receiving great income and the ability for increased capital growth for years to come.

Additional features:

Air-conditioned living area and main bedroom

Second and third bedrooms have ceiling fans

Recently updated kitchen and main bathroom, free standing bath

Fully fenced yard

Short walk to well-serviced public transport

Payne Road State School and The Gap State High School Catchment

Short drive to Private Schools in Ashgrove and the CBD

Currently rented until August 2024, \$720 pw

Don't delay inspecting this property, move in homes, in great locations are in high demand.

Contact Nathan Johnson 0434 101 821 for further information today.

*Please note, property was photographed when vacant

More About this Property

Property ID	1BUQF4N
Property Type	House
Land Area	607 m ²
Including	Balcony Dishwasher Built-in-Robes

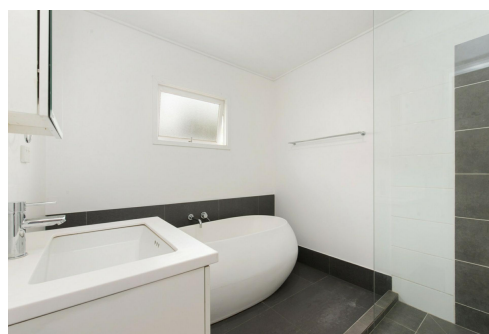
Nathan Johnson 0434 101 821

Sales & Marketing Consultant | nathan.johnson@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888

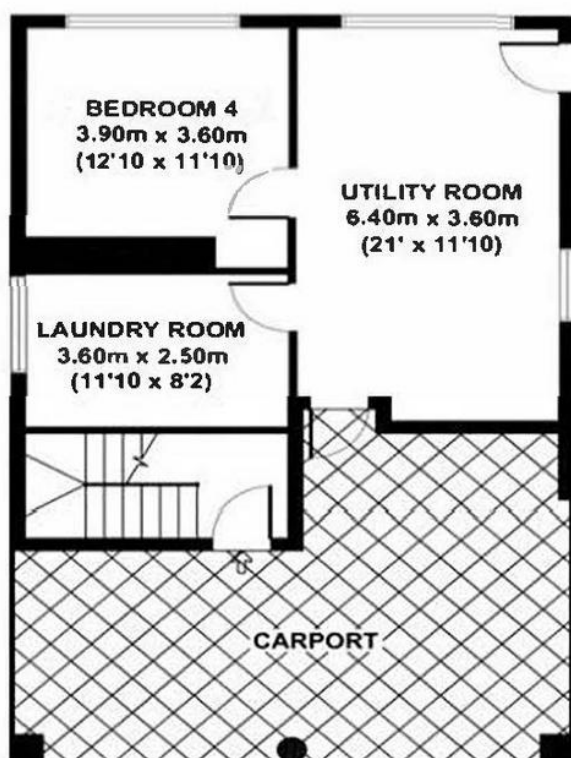
205 Stafford Road, STAFFORD QLD 4053

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 53 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 95 SQ M

6 COOINDA STREET, THE GAP

APPROX. GROSS INTERNAL FLOOR AREA 148 SQ M / 1593 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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