



Victoria Point, 55 Fir Street

SOLD BY JAMES AND GRAEME CARMICHAEL

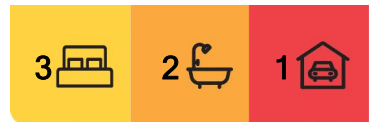
Welcome to 55 Fir Street, a delightful 3 bedroom, -bathroom residence situated on a generous 607m² block in the heart of Victoria Point. This property seamlessly blends comfort with convenience, making it an ideal choice for families and those seeking a relaxed lifestyle.

Property Highlights:

- Spacious Backyard —Enjoy a large, enclosed front yard, perfect for children and pets to play safely.
- Generously Sized Shed —A substantial shed in the backyard provides ample storage or workshop space for hobbies and projects.
- Modern Amenities —The second bathroom, added in 2021, complements the home's functionality, while the well-designed laundry enhances daily living.
- Climate Comfort —Experience year-round comfort with ducted air conditioning throughout the home.



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
FOR SALE

View
ljhooker.com.au/BT05F2S

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- Landscaped Gardens —Both front and back yards have been thoughtfully landscaped, offering aesthetic appeal and low-maintenance living.

Prime Location:

- Nestled in a sought-after area, 55 Fir Street offers unparalleled convenience:

Educational Facilities:

- Victoria Point State School —A reputable primary institution known for its strong academic focus.
- St Rita's Primary School —A well-regarded Catholic primary school offering quality education.
- Victoria Point State High School —A respected secondary school with a range of academic and extracurricular programs.
- Faith Lutheran College —A leading private school offering education from Prep to Year 12.

Shopping and Amenities:

- Victoria Point Shopping Centre —A short drive away, this centre boasts over 100 specialty stores, including major retailers, fashion outlets, and dining options.
- Victoria Point Lakeside Shopping Centre —Offers additional shopping and entertainment venues, including a cinema complex and lakeside restaurants.

Recreational Areas:

- Thompson's Beach —A nearby child-friendly beach with gentle slopes, ideal for family outings.
- Eprapah Creek —Explore the natural beauty along the creek, perfect for leisurely walks and nature appreciation.

Experience the perfect blend of modern amenities and prime location at 55 Fir Street. This property is ideal for families seeking a comfortable and convenient lifestyle in the heart of Victoria Point. Don't miss the opportunity to make this exceptional residence your new home.

Additional Information:

- *Owner Occupied
- *Rental Appraisal: \$680 Per Week
- *Rates: Approx. \$1,134 Per Quarter
- *NBN Ready

Note: The images portraying the property may have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website



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More About this Property

Property ID	BT05F2S
Property Type	House
House Size	111 m2
Land Area	607 m2
Including	Air Conditioning

James Carmichael 0408 455 771

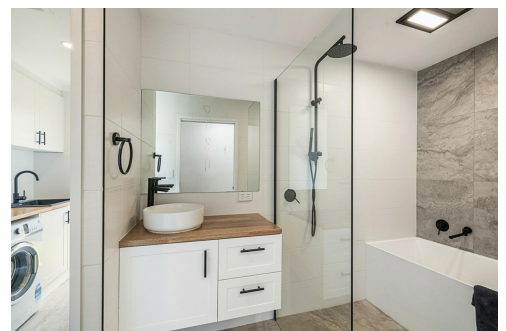
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