

Woodridge, 45 Jean Street

SOLD BY KEVIN AHN & JENNY TANG

This beautifully renovated highset home offers a fabulously flexible layout, perfect for growing families or multi-generational living.

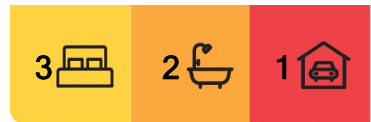
Top Five Features:

- Spacious highset home atop generous 607 sqm block with dual-living potential
- Upstairs: three-bed, one-bath layout, timber floors, air-conditioned living and tidy kitchen
- Downstairs: tiled rumpus and kitchenette, two MPRs, bathroom with separate toilet (with sink), and bonus entertaining area
- Recently renovated with updated bathroom, LED downlights, and fresh paint
- Amazing access to local amenities: parks, schools, shops, buses, and train station

A perfect spot for families, there are seven parks each less than 600 metres from your doorstep! Plus, you can walk the kids just down the road to St Paul's Primary, with a local



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For Sale
Please Call

View
ljhooker.com.au/B2F4F4R

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childcare centre not far further for the super-littlies.

- 90 m to Jean Park
- 180 m to Talooma Park
- 350 m to St Paul's Primary School
- 450 m to Ewing Dog Park
- 500 m to Ewing Park
- 550 m to bus stop
- 800 m to childcare
- 850 m to Parklands Plaza
- 950 m to Harris Fields State School
- 1 km to Logan Central Shopping Centre
- 1.2 km to Station Shopping Centre
- 1.3 km to Woodridge Station
- 1.6 km to Mabel Park State High School
- 2.5 km to Bunnings

Tidy and trim, this lovely highset sits behind a darling picket fence with neat lawns and extra parking space in front of the single lockup garage. The lower and upper levels enjoy separate entrances, perfect for those considering a dual-living situation, with the first external staircase leading to the front balcony.

Upstairs, gorgeous warm-tone timber floors spread through the residence, with new LED downlights and freshly painted walls adding to the allure of this lovely family home. An air-conditioning unit cools the living area with ease so your family can be comfortable year-round.

Around the corner, the sleek kitchen is ready for your busy family, with easy-clean laminate benchtops, a white tiled backsplash, nifty electric appliances, and plenty of storage space.

The upper level has three bedrooms, each with built-in wardrobes, and is serviced by the renovated bathroom with its shower-over-tub and separately housed toilet for added convenience.

This flexible layout doesn't stop there! Underneath the home, with its separate entrance for added privacy, you will find a flash fit-out. Enter through the front to the tiled rumpus room, filled with lovely natural light from the tall front windows.

This space connects to the swift kitchenette, with two additional multi-purpose rooms to the right each with laminate floors, and one also with air-conditioning. The lower level is serviced by a bathroom with a shower, vanity, and separate toilet with its own powder-room sink.

Around the back, the spacious entertaining space awaits, fan-cooled and with built-in seating - the possibilities are endless!

This lovely home sits atop a leisurely block, with a large mow-and-go grass backyard for the kids and pets to enjoy - plus a shed to store your lawnmower.

Whether looking to move in yourself, or rent out for an excellent return, you'll need to get in



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quickly to beat the crowds. Call Team Kevin Ahn today!

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

More About this Property

Property ID	B2F4F4R
Property Type	House
Land Area	607 m ²
Including	Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced

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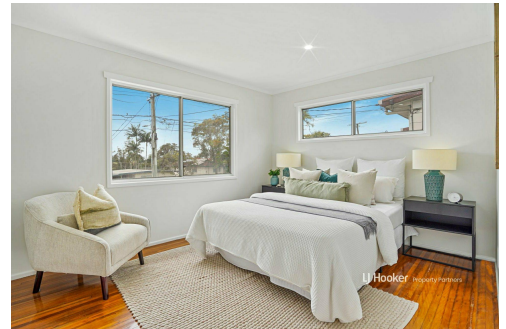
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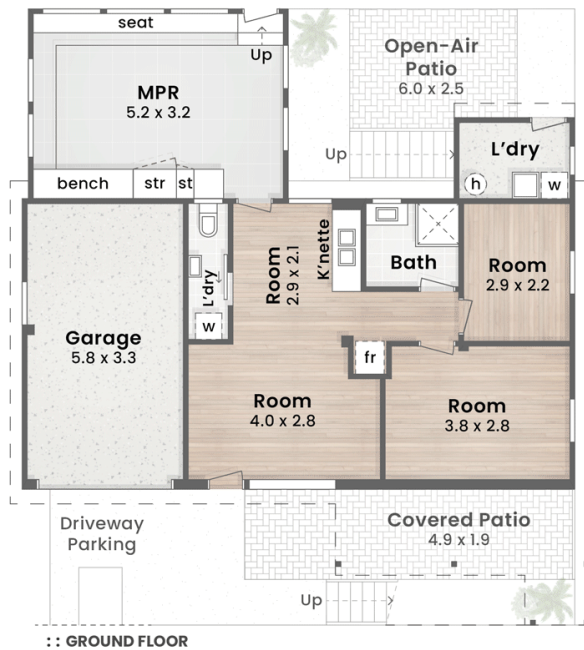
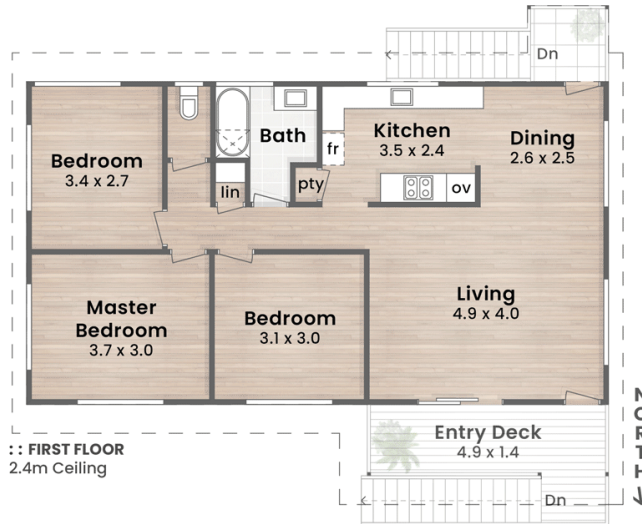
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Jean Street
WOODRIDGE

-  607m²
-  3 Bed + MPR
-  2 Bath
-  1 Car + Off-Street

Internal 177m²
Covered Externals 21m²
Total 198m²

pdc.

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LEGEND

1. Driveway Parking
2. Entry Deck
3. Side Access Gate
4. Open-Air Patio
5. Grass Yard
6. Shed (2.0 x 1.5)
7. Hills Hoists



JEAN STREET