



**6 Yaraan St, Bracken Ridge**



## DUAL LIVING POSSIBILITY

If you need a large house then look no further, this is the one for you. Located in the heart of Bracken Ridge all the local amenities are on your doorstep including schools, shops, sports activities, public transport & ease of travel to Brisbane or the Sunshine Coast.

The home offers plenty for your consideration:

### Upstairs

- Three carpeted bedrooms, main with walk-in robe;
- Bathroom with shower and bath, separate toilet;
- Spacious lounge room, high ceilings and enclosed wrap around sunroom;
- Kitchen with adjoining dining and large pantry.

### Downstairs

- A second full kitchen with large dining space;
- Large rumpus area with stand alone bar;
- 3 utility rooms for personal choice of use, e.g. home office etc
- Fresh modern bathroom, again separate toilet on this level;
- The laundry space had previously included home hairdressing salon;
- Double remote entry garage and separate workshop/storage room.

The house offers over 300 square meters of internal space and offers a wide range of uses. There is also a good size yard area and side access to add

3 2 2 607 m2

<b>Price</b>	SOLD for \$620,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1438
<b>Land Area</b>	607 m2
<b>Floor Area</b>	317 m2

### Agent Details

### Office Details

Brighton  
2 / 353 Beaconsfield Terrace  
Brighton Shopping Village Brighton  
QLD 4017 Australia  
07 32699466



storage for boat or caravan. These are a rare find, appointments for viewing are available at most times.

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