

Sold



**25 Balrothery St, Bracken Ridge**



## A GREAT PLACE TO BEGIN - LET IT BE YOURS!

Residing on a 605sqm allotment with excellent wide street frontage this well-presented chamferboard home with Colorbond roof features hardwood timber floors, freshly painted gyprock interior and loads of space for the growing family.

Upstairs the desirable open plan living/dining with sunroom to the front and deck to the rear allows for ventilation keeping the home cool in summer but still bathed in light. The updated kitchen with dishwasher is well appointed with storage options aplenty. Three spacious bedrooms (2 with built-in robes) are well serviced by the recently renovated family bathroom with separate w.c. Downstairs a rumpus/family room with built-in bar area and glass sliding door access to the garden is a great addition.

Further quality features of the home include:

- Reverse cycle air conditioning in the lounge/dining and ceiling fans in all bedrooms
- Timber Venetians and new drapery in bedrooms and living
- 2<sup>nd</sup> w.c. downstairs for convenience
- Laundry with extra bench/cupboard space
- 5kw solar saving power (20 panels)
- Extra downstairs office/utility room
- Double lock up garage with extra space for storage
- Side access to a "boat port" with 3 metre height
- New left hand side Colourbond fencing plus garden shed

Located nearby all amenities including schools, transport links, shopping,

3 1 2 605 m2

|                      |                    |
|----------------------|--------------------|
| <b>Price</b>         | SOLD for \$501,000 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 1454               |
| <b>Land Area</b>     | 605 m2             |

### Agent Details

Carl Calio - 0416 145 288

### Office Details

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



library and Tafe this property will suit many different family configurations or investment options.

Inspections are welcome and can be arranged by appointment.

A HOME WITH UPSIDE POTENTIAL... THINK IT OVER, BUT NOT FOR TOO LONG...

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