



## FOR SALE

### 3 BEDROOM CHAMFERBOARD HOME ON 852M2 CORNER BLOCK IN SOUGHT-AFTER AREA OF MOOROOKA

With views to Toohey Forest from the back of the house & a large leafy Jaracanda tree at the bottom of the yard this 3 bedroom high-set chamferboard house would make the perfect family home, and has potential for the owner to add a huge deck on the back to take advantage of the view & leafy outlook and enjoy the Queensland alfresco lifestyle.

The north-facing home has a high timber front fence (1.8m), established trees & shrubs at the front which allows you to escape to your own private retreat once you enter the home. Located in a quiet sought-after pocket of Moorooka close to parks & Toohey Forest on the corner of Hillview & La Monte Streets.

Set on a large 852m2 corner block (Zoned : Low Density Residential) with 2 street access it also offers the astute buyer the potential to build an extra housing structure on the block (eg. Granny flat- subject to Council approvals) or sub-divide into 2 lots.

#### Features Include:

- North-facing
- Sunroom
- Air-conditioned open plan living with separate living & dining areas
- Original kitchen with stone bench tops and walk-in pantry
- 3 bedrooms – king-sized air-conditioned main, 3rd bedroom has built-in robe & study area
- Bathroom with separate shower
- Rosewood hardwood polished floors throughout
- Large extractor fan in hallway + ceiling fans throughout
- Re-wired in 2005 & downlights with dimmers installed throughout
- Foxtel wired
- Internal back stairs
- Security grilles & security back door
- 2 car remote lock-up accommodation (under house) + room for boat, trailer or extra 2 cars + 2 off-street car parking

3 BED | 1 BATH | 0 CAR

#### PRICE:

Offers over \$649,000

#### OPEN FOR INSPECTION:

N/A



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# 25 La Monte Street, Moorooka



FIRST FLOOR



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.