



## FOR SALE

### RELAX AND UNWIND IN THIS WONDERFULLY UPDATED FAMILY HOME...

Presented by local agent's Mark Roemermann and Andrew Emms ...

- Bright, light-filled and updated throughout
- All the hard work has been done for you
- Two-level floorplan with dual living potential
- Lower-level is perfect for guests or home business
- Beautiful pool and gardens for everyone to enjoy
- Walk to everything you could need from schools to shops
- Many beautiful parklands feature throughout Bracken Ridge
- Only 8 minutes from the picturesque Sandgate waterfront
- Live within 20kms of the vibrant Brisbane City
- Plenty of dining and shopping options close-by
- The perfect family home with room to move and play

Completely updated throughout, this stunning home now exudes a relaxed, modern charm many buyers will instantly love. Living has been spread over two levels to make the most of the space available as well as catch those cooling sea breezes.

Upstairs, there are three more bedrooms, all with built-in robes, ceiling fans, stunning timber floors and access to the updated family bathroom with a new toilet.

A striking kitchen crafted from Tasmanian Oak is open to the combined dining and living space where polished timber floors, large windows and lots of natural light create a sense of warmth and space.

There is a large bedroom with built-in storage and a rumpus room on the lower-level. With its own entrance, this would make for a great guest suite or home office.

For complete convenience, there is also a second toilet on the lower-level that can be accessed internally and externally. A large laundry chute from the upper-level adds extra functionality to this already great home.

4 BED | 1 BATH | 2 CAR

#### PRICE:

Offers over \$530,000

#### OPEN FOR INSPECTION:

N/A



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SCALE (METRES)

## 4 SHEAFFE STREET, BRACKEN RIDGE

Plan is indicative of layout only and not to scale. All room sizes and dimensions shown on this plan including but not limited to doors, windows and cabinets are approximate. No responsibility is taken for errors contained in this document and all information provided should not be relied upon. Plan by Digital Real Estate. [www.digitalre.com.au](http://www.digitalre.com.au)

	INTERNAL	EXTERNAL
LOWER LEVEL	101sqm	31sqm
UPPER LEVEL	88sqm	00sqm
TOTAL	189sqm	31sqm

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.