



## FOR SALE

### EASY-CARE AND MODERN LIVING IN A FAMILY-FRIENDLY LOCATION

Local Agents Gerrie Bowden and Andrew Emms invite your Inspection...

- \* Move in ready
- \* Easy-care and modern living at its very best
- \* Low-set three-bedroom, two-bathroom home
- \* Perfect property for downsizers, first-time buyers and investors
- \* Well-appointed kitchen with modern appliances
- \* Open-plan and light-filled kitchen, dining and living area
- \* Stylish and well-maintained bathroom and ensuite
- \* Fully fenced with room for the kids or pets to safely play
- \* Close to bus and rail transport options for an easy commute
- \* Within easy reach of schools, parks, shopping, restaurants and more

Calling all first-time buyers, young families, downsizers or savvy investors with an eye for quality, this is an exciting opportunity not to be missed. Low-maintenance in its design yet modern and stylish, this three-bedroom, two-bathroom home is sure to tick all the boxes.

All the bedrooms have built-in robes and easy access to a bathroom including the master with an ensuite for added privacy. The functional layout offers an open-plan kitchen, dining and living zone that flows freely out to the private entertaining area.

A life of convenience is guaranteed with the Marketplace Warner and Strathpine Centre at your fingertips. A host of restaurants, cafes and hotels are all within easy reach while families will love living just moments from picturesque parks along with Bray Park State High School, Bray Park State School and Holy Spirit School.

Promising endless hours of fun are the nearby Lake Samsonvale and Lake Kurwongbah along with your choice of barbeque areas, playgrounds and walking paths.

Craving more? Let us tick some more boxes for you:

- \* Ample built-in storage for added practicality

3 BED | 2 BATH | 2 CAR

#### PRICE:

Offers over \$415,000.

#### OPEN FOR INSPECTION:

N/A



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**1B Lavarack Road,  
Bray Park**



Floor plan measurements are approximate and for illustration purposes only. Scale in metres. While we have undertaken great effort to ensure accuracy, this floor plan is a visual representation for marketing purposes only. All floor plan measurements and graphics are for illustration purposes only.  
Created by Rolley Photo Media.

**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.