



# FOR SALE

## SOLID HOME ON 647SQM LMR LAND

This gorgeous low-set chamferboard bungalow has been the place of many happy family memories, and is offered for the first time in over 40 years. Lovingly and attentively maintained, this home is full of character and would be a fantastic investment opportunity for any savvy buyer. Situated on a generous 647sqm block with 16m frontage, zoned Low Medium Residential (LMR), this solid home represents an array of short and long term investment. This is a lovely home on an equally lovely street. Stepping inside, the open-plan living and dining rooms are spacious and well-appointed, perfect for accommodating a growing family.. The three bedrooms are all generously proportioned and full of light. The carpets in the bedrooms need to be pulled up to expose the gorgeous timber floors that are hidden underneath.

This home features:

- \* Solid chamferboard & tile 3 bedroom home.
- \* Master bedroom good sized with plenty of light.
- \* Two additional bedrooms, good sized
- \* Large shady under covered patio to the side of the house
- \* The property is well maintained and totally fenced
- \* Large carport with a new concrete driveway.
- \* Two large shed to the rear of the property. One is a double garage and the other is a single garage with workshop.
- \* Perfectly situated 6.6KW solar panels

This property is situated in the convenient and desirable southern neighbourhood of Acacia Ridge. It is convenient to Beaudesert Road, making it perfect for commuters and those working nearby. Also convenient to Acacia Ridge Primary Schools, day cares and community facilities. Handy to the Elizabeth Street shopping centre, Woolworths and Aldi in the Acacia Market Place, and Souths Sports Club. Acacia Ridge is a rapidly developing suburb, situated on major transport thoroughfares and only 15km from Brisbane City. This property will not last long, call today to arrange an inspection!

3 BED | 1 BATH | 4 CAR

PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A



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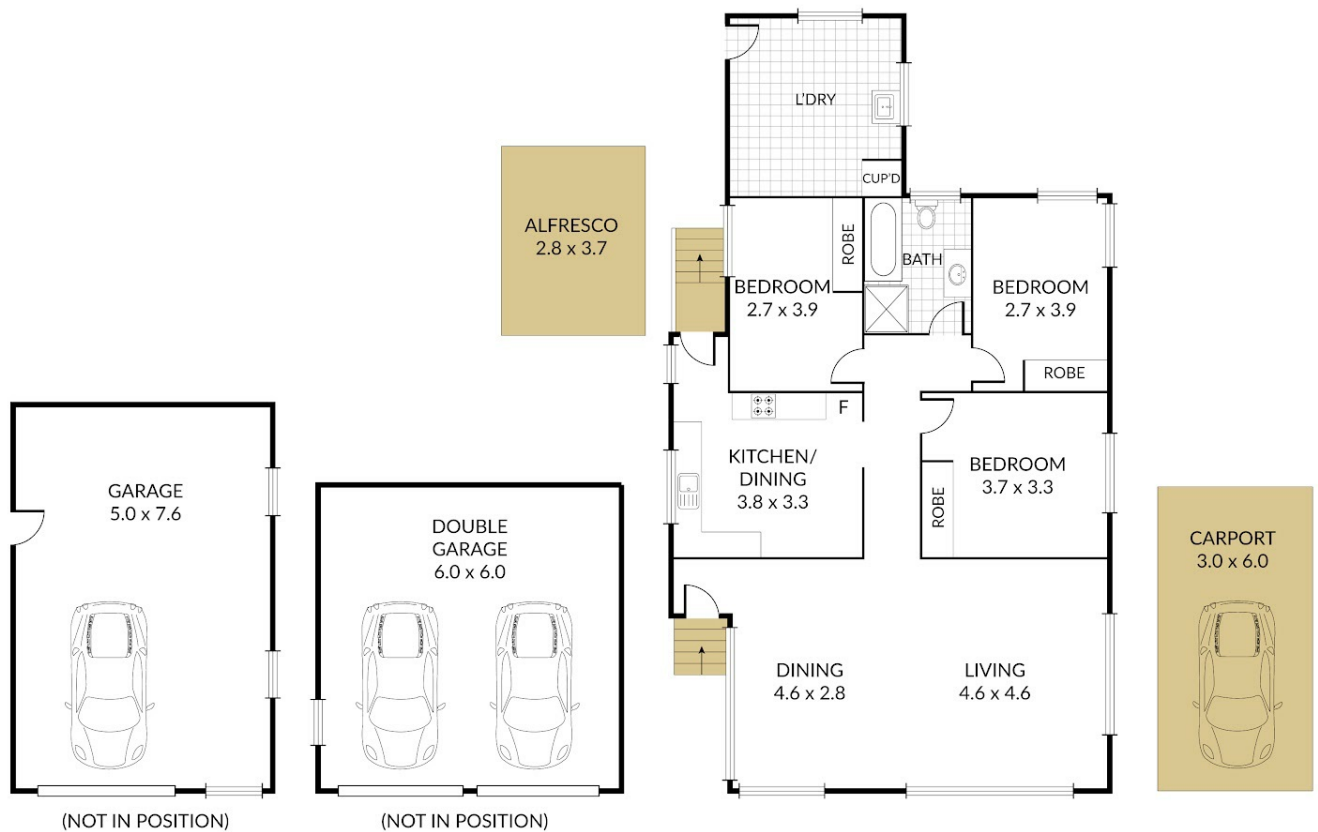
Internal 185m<sup>2</sup> External 28m<sup>2</sup> Total 213m<sup>2</sup>

30 Limerick Street, **Acacia Ridge**



3 x 1 x 4 x

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.