



# FOR SALE

## HIGH SET FAMILY HOME WITH AWESOME ENTERTAINER'S DECK!

This is a great opportunity to step into the property market and into your first home with all the benefits of the hard work already done for you. A lovely family home, situated on a 549m2 fully fenced flat block. It features a double lock up garage with workshop to the rear of the property, to accommodate one vehicle on one side and with added storage area or workshop on the other, powered and perfect for the handyman or handywoman.

Internal stairs lead up into the upper level of the property to the lounge area which is such a great benefit when carrying up your groceries from your car boot when it is pouring with rain. The lounge and dining area are bright and roomy with lovely polished hardwood floors and lead out to a verandah. Flowing from the dining area is a very functional and upgraded kitchen. It features white modern colouring with plenty of storage space and a new stove. The awesome deck at the back of the house stretches the whole length of the house which is where you would host all those terrific family and friends BBQ's. It is close to the kitchen area, another added bonus when you are entertaining.

The property features 2 bedrooms upstairs with the 3rd bedroom converted into a huge walk in robe and dressing room off the master bedroom. however, this could be converted back into a 3rd bedroom if desired or a nursery. All windows at the front and sides of the property have roller shields. Downstairs there are two utility rooms that could be used as a study or recreational rooms and there is also car accommodation with plenty of storage space. Leading out under the back deck you have a totally fenced off, extremely private area with a 8 seater spa to relax in after a hard days work. What a perfect way to end your day especially with your favourite beverage!

The property also features.

- \* a large enclosed chook pen (just add the chooks for fresh eggs!)
- \* For the keen gardener, an undercover fern/plant house.
- \* 6.6KW Invertor Solar panels to the roof which basically eliminates your power bills.
- \* 2 Large water tanks, 1x 1000 ltrs and 1x 5,000 ltrs with one plumbed into laundry and toilet.
- \* New smoke detectors installed.
- \* Downlights throughout.
- \* New colourbond roof with new gutters with gutterguard and downpipes replaced 5 years ago.
- \* Insulated ceiling.

3 BED | 1 BATH | 2 CAR

### PRICE:

Best offer over \$500,000

### OPEN FOR INSPECTION:

N/A



**Adrian Daynes**




**0411729484**

adrian@daynesproperty.com

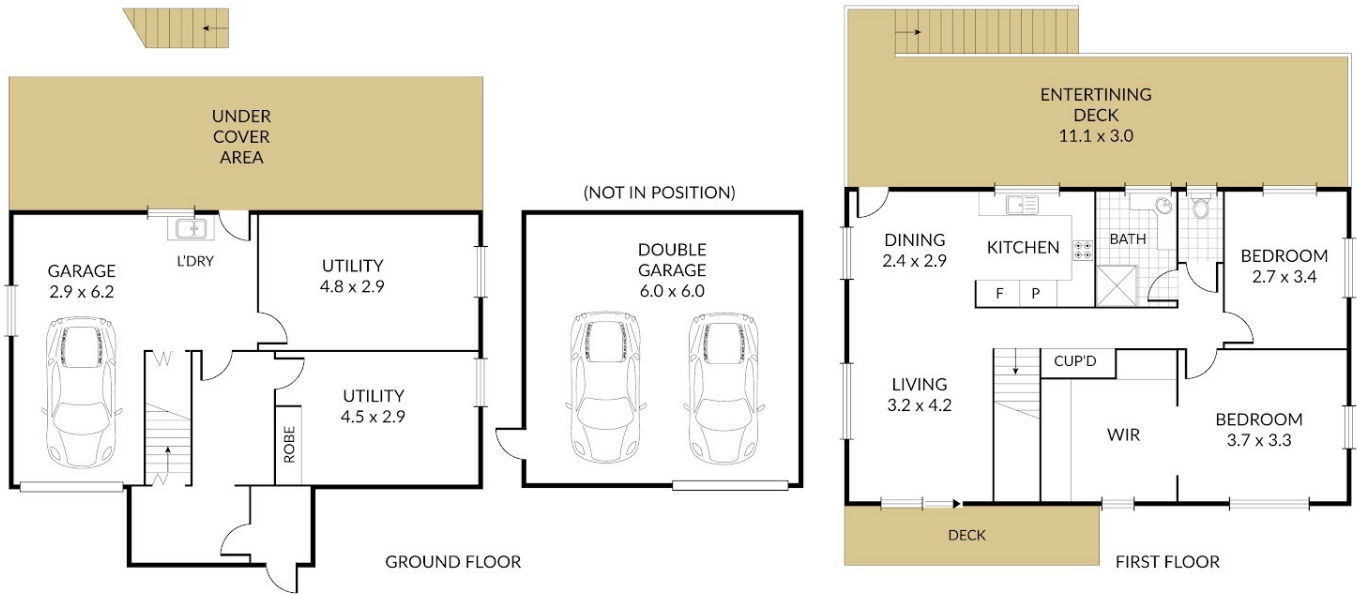
daynesproperty.com

Internal 182m<sup>2</sup> External 75m<sup>2</sup> Total 257m<sup>2</sup>

584 Beatty Road, **Acacia Ridge** 

2 x  1 x  3 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.