



# SOLD

## RUSTIC, RETRO & ROBUST

Take a step back in time to the good old days when you view this quaint and solid 3 bedroom brick & tile home. It is truly a blast from the past. Proudly situated on 716 LMR land, this is an ideal opportunity to invest or take a leap into the property market. The property favourably faces north and has great street appeal. Carpeted throughout however underneath it boasts lovely hardwood timber floors that add such a beautiful ambience when polished. The original entrance has been enclosed and creates a sunny little porch to capture the morning sun.

The land is flat and boasts a large double garage which is fully insulated with workshop for the handyman or woman and has its own toilet. The shed also has a large sliding door on the eastern side for additional access. It has a steel workbench with storage underneath and additional storage cupboards. This is property is a little gem and a must for viewing.

### Features Include

- Solid brick and tile 3 bedroom home.
- Upgraded bathroom with roomy shower and new toilet.
- Internal combustion fire place.
- Security bars to all windows.
- Wheelchair friendly entry and rear door ramps.
- Fully fenced yard.

This property is situated in the convenient and desirable northern 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 | 2 CAR

PRICE:  
\$548,000

OPEN FOR INSPECTION:  
N/A



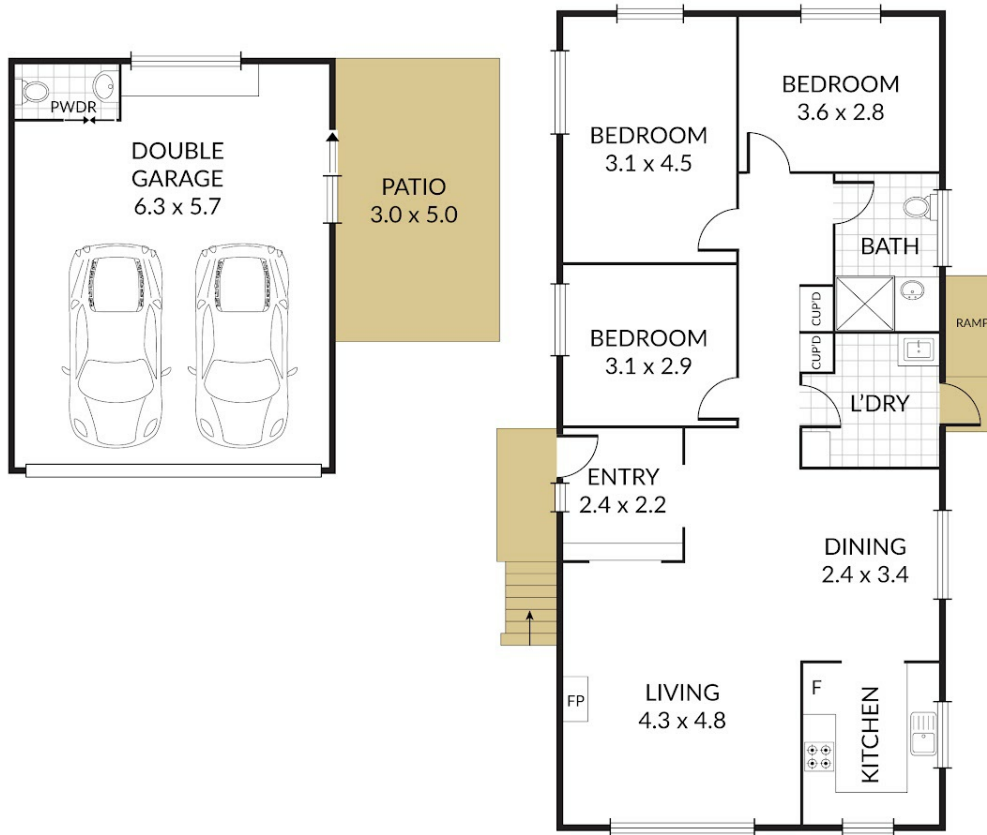
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Internal 103m<sup>2</sup> External 66m<sup>2</sup> Total 169m<sup>2</sup>

46 Mannington Road, Acacia Ridge



3 x 1 x 2 x



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.