41 HUTTON ROAD **FERNY HILLS**

FOR SALE

POSITION + LOCATION = OPPORTUNITY

Welcome to 41 Hutton Road, Ferny Hills, an elevated post-war home sitting on 632sqm of land. Positioned only minutes away from schools, shops, parks and transport, convenience is key. Nestled in amongst the trees this three-bedroom, one-bathroom home that has been recently painted, is the perfect home for those seeking their first home or adding on their own touches.

UPSTAIRS....boast three bedrooms all with builtins, fans, and timber venetian blinds. Central to all three bedrooms is the family bathroom complete with a bathtub and separate toilet. Follow the hallway complete with an additional wardrobe into the open plan kitchen connecting the dining and lounge as one. Leading off from the living area is the generous deck allowing you to host a few or many.

DOWNSTAIRS..... is a rather large utility room that could be used in multiple ways, be it a kid's playroom, home office, or home gym, the options are endless. There is also two bays of garage and a laundry with direct access out to the clothesline. Then on those wet days, you also have internal access to those groceries.

Outside is an abundance of unused yard allotment, the world certainly is your oyster here with the opportunity to further develop whatever your heart desires! Whether it be the family pool to turn this gem into an entertainer's dream or a large shed to use as the treasured man cave, or just keep it as it is…

FEATURES INCLUDE:
- 3 bedrooms
- Air conditioning to main lounge and kitchen
- Timber floors
- Internal stairway
- Ceiling fans
- Fully fenced
- 632m2 block
- Huge entertainment deck
- Modern Kitchen
- Built-ins
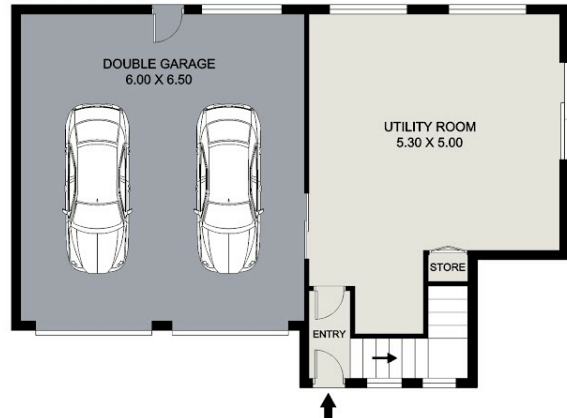- 8kw Airconditoner

3 BED | 1 BATH | 2 CAR

PRICE:
FOR SALE

OPEN FOR INSPECTION:
N/A

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GROUND FLOOR

DOUBLE GARAGE
6.00 X 6.50

UTILITY ROOM
5.30 X 5.00

STORE

ENTRY

TOP FLOOR

BEDROOM 2
3.10 X 3.20

WC

BATH ROOM

KITCHEN

LOUNGE
3.20 X 5.20

COVERED DECK
4.00 X 6.00

ROBE

ROBE

LINEN

BEDROOM 1
3.40 X 3.50

ROBE

BEDROOM 3
2.30 X 2.70

DINING
2.40 X 2.50

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