



# SOLD

## GORGEOUS FAMILY HOME AWAITS

"Open Home Cancelled" It is my pleasure to present to you this wonderful large family home. The abundance of space this home has to offer will amaze you. Whilst very elegant and functional the size of this home offers everything for the very large family. It is like 2 homes in one, kitchens and bathrooms both upstairs and downstairs. Everton Hills can be your new address and your family can become part of a wonderful community.

### UPSTAIRS

- 4 A/C BEDROOMS, 1 with WIR and 3 with BIW
- Stylish bathroom central to the home
- Large, tiled chefs' kitchen
- Polished timber floors throughout
- Nice & handy study nook
- Huge media room off the kitchen

### DOWNSTAIRS

- 3 great sized multi-Purpose Rooms
- Large 40sq mt tiled games room
- Big Storage/utility room
- Stylish tiled kitchen and eatery
- Bathroom/Shower compliments the downstairs

### OTHER EXTRAS

- 18 Solar Panel with 4.9Kw inverter, Big \$\$\$\$ savings
- 6mtr x 3.5mtr storage shed

This house must be inspected for you to realise that this is one great buy. With the size and space this home offers you can invite all the family to come over and stay the night for the BBQ get togethers. There is so much on offer and the opportunities are endless.

Points of Interest: 10km from the Brisbane CBD and a 1-hour drive to the Sunshine Coast. Just a 5-minute drive is the Everton Park Plaza Shopping Centre. Walking distance to Brookside Shopping Centre, Trains, Buses and local Childcare Centres.

Local Schools are Everton Park State & High School, Prince of Peace Lutheran College & Senior Campus, Mitchelton State Primary & High School all within a short drive

Call Mal now and make this the greatest purchase you will ever make for you and your family. Whilst every precaution has been taken to establish the accuracy of the material herein, prospective purchasers should not confine themselves to the contents but make their own inquiries to satisfy themselves in all aspects. All parties are urged to seek legal advice before

4 BED | 1 BATH | 2 CAR

PRICE:  
\$825,000

OPEN FOR INSPECTION:  
N/A



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FLOOR 2



FLOOR 1

17 Francisca St Everton Hills.

FLOOR AREA	272.6m <sup>2</sup>
EXTERNAL AREA	4.9m <sup>2</sup>
<b>TOTAL AREA</b>	<b>277.5m<sup>2</sup></b>

This floor plan including furniture, fixture measurements are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this property. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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.