



**SOLD**

## FIRST TIME TO THE MARKET !

Adrian Thompson is proud to bring to the market for the first time 21 Tristania Street Everton Hills. Family home for 50 years, absolutely immaculate one of the Hills districts finest brick hi set. Double brick down stairs brick veneer upstairs. Nothing to do just enjoy living here.

The main living and dining zones are a great size and allow for a number of different configurations depending on your needs. Just off the main living area there is access to a covered front balcony, perfect for enjoying in the mornings or afternoons. With such a great space on offer it is ideal for everyday living.

Recently repainted and with upgraded lighting, the home makes a fantastic first impression with its attractive façade and established front gardens. Elegant timber floors and a fresh white colour palette add to the property's appeal.

Downstairs is a fully covered BBQ area with easy access from the utilites room.

### Other Features

- 3 Bedrooms with built-ins.
- 2 Bathrooms
- Internal access
- Air-conditioning
- Recently installed Solar
- Modern Kitchen
- Large flat and fully fenced yard
- Minutes to Brookside and Arana Hills shopping centre
- Side Access
- Garden shed
- Approximately 11kms to the CBD
- Situated on 597m2

Be Quick wont last long Call Adrian Now !

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$890,000**

**OPEN FOR INSPECTION:**  
**N/A**



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## 21 Tristania Street, Everton Hills

Total Area: Approx. 268 m<sup>2</sup>

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should 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.