



**SOLD**

## IMMACULATE 4 BEDROOM & STUDY HOME WITH 7M X 6M WORKSHOP SHED & GREAT SIDE ACCESS FOR CARAVAN OR TRUCK

This immaculate 4-bedroom and study family home, boasting parkland alongside and opposite, offers great side parking (for your caravan, boat or truck) with easy access into the huge workshop shed. The northerly aspect into the rear of the property allows for cool summer breezes (or extra winter warmth) through the private patio area and into the spacious air-conditioned dining, family room and lounge areas. From the galley kitchen, with its long breakfast bar benchtop, you are central to all living areas, and you can look out over the alfresco, enjoying those same cool summer breezes. Everything has been meticulously maintained and feels like new.

The 684 sqm block offers well maintained lawns and gardens, is fully fenced for security, plus there's floodlighting and a 4-camera security system to monitor the property when you go away. Level access from the street through the 4.5 metre wide opening side gates allows for easy reversing of your caravan, boat or truck, with 5.4 metres of width between the fence and the home. The 7 x 6 metre workshop shed features a 5 metre wide rolldoor, opening up to 2.5 metres in height. In the front yard next to the level driveway and double garage is more level parking on gravel for your trailer or another vehicle.

The spacious "master-suite" at the rear of the home boasts a generous walk-in robe and a very tidy ensuite. The 3 kids' bedrooms all have spacious built-in robes and ceiling fans. An immaculate main bathroom and a spacious, built-in laundry with nearby linen cupboard, all come off the bedroom hallway.

A few other features not mentioned include a 20-panel solar electricity system, ceiling insulation and NBN connection.

The home's location is quiet, yet convenient to most amenities, which include:

- The Les Hughes Sporting Complex literally on the opposite side of the street – with fields / courts for baseball, netball, rugby and a dog park – great for sporting families!
- a 350-metre walk (via park pathway) to buses (route 669) that connect you to Lawnton Train Station (2.5km) and Bray Park Train Station

**4 BED | 2 BATH | 4 CAR**

PRICE:  
**\$930,000**

OPEN FOR INSPECTION:  
N/A



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# 69 BAKER STREET, BRAY PARK



Measurements are indicative only. Plans should not be relied on. Interested parties should make and rely on 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.

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