

33 LANDBURY STREET **BALD HILLS**



# FOR SALE

## STYLISH & RENOVATED LOW-SET IN CONVENIENT LOCATION

You will appreciate the recent renovations and hard work that has gone into creating this neatly presented 3-bedroom home. You can simply move in and enjoy this lovely property, whether you be a first home buyer, downsizer or investor. Step inside and enjoy crisp modern décor and paintwork, emphasised by lots of natural light which flows through the enormous lounge (air-conditioned), dining and renovated kitchen. Relax under the huge patio and enjoy the perfect Northerly aspect, with cool summer breezes and extra winter sun, while the kids and pets run and play.

New modern lighting and electricals have been installed, and the interior has been re-painted. New carpets have been laid in the 3 bedrooms and timber-look vinyl has been installed through the living areas and kitchen. The bathroom, kitchen and laundry have been modernised to look and feel like new. Last year, the tiled roof was re-pointed, re-conditioned and re-painted to last trouble free for many years to come.

Inside, the enormous (5.7m x 4.5m) air-conditioned lounge room boasts lots of natural light and fresh paintwork, and leads through to the dining room and patio areas. The spacious kitchen, overlooking the patio and backyard, features a generous two-door pantry, large fridge space, ample bench space, and cupboard storage. The 3 built-in bedrooms are privately positioned in their own wing, the master enjoying air-conditioning and sliding door access onto the patio. The bedrooms are serviced by a modern bathroom with bath, shower and a separate toilet, with a large built-in linen cupboard nearby. There is internal access to the home from the single garage with new remote-controlled door. Access to the new laundry is through the rear of the garage. With new sink, benches and cupboards, the laundry opens onto a concrete path and rotary clothesline. There is a concrete pathway all around the home, and the level property (586 sqm) is fully fenced, with a wide double gate at the start of the driveway and room for vehicle (or camper and trailer) side access into the backyard.

Close to amenities, you are within easy distance to:

- Schools: 1km to St Paul's School and 1.4km to Bald Hills State School (Primary)
- Transport: 1.3km to Bald Hills Train Station (29 min train journey to Central Station)
- Parks: 5 minute drive to Pine Rivers Park featuring amazing playgrounds for kids and community concerts

**3 BED | 1 BATH | 1 CAR**

PRICE:

**Offers Over \$799,000**

OPEN FOR INSPECTION:

**N/A**



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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.