

32 CAULFIELD STREET, BRACKEN RIDGE, QLD, 4017



**SOLD**

## SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

FRESHLY UPDATED with 2 LIVING AREAS and ENSUITE

Located in the increasingly desirable suburb of Bracken Ridge, this very well-presented and spacious residence offers an outstanding opportunity! Resting peacefully on a flat 584 square-metre block with a generous, sunny backyard plus side access, this original home has been recently updated with a modern internal refreshment.

Boasting a large combined lounge/dining room, plus an open-plan kitchen/meals area opening to a wide covered entertainment area, this instantly appealing home ensures comfort and practicality for years to come for owner-occupiers, or a solid potential rental return for astute investors. The property's tranquil location puts residents conveniently close to schools, parks, shopping village and train station, with good access to M1 and M3 transport corridors.

Features include:

- \*Smartly designed, spacious low-set residence with no stairs; whisper-quiet, leafy position
- \*Renovations: fully repainted interior, new plush carpet, renovated showers with new screens
- \*Expansive L-shaped lounge/dining area with air conditioning, offering ample living space
- \*Open-plan meals/living area with central kitchen, meals counter, new dishwasher
- \*Large, covered and private entertainment area adjoins both living areas, ideal for BBQs
- \*Perfect rear-to-north aspect captures cool summer breezes, and warm winter sun
- \*Master suite opens to a sunny rear terrace and yard, with walk-in-robe and ensuite bathroom
- \*Generous bedrooms offer fully fitted wardrobes with shelving, hanging space, ceiling fans
- \*Neat, original bathrooms; very functional with separate bath, separate toilet, new cisterns
- \*Great potential for those seeking to personalise, further improve and add capital value
- \*Fully fenced, level yard, ideal for kids and pets, beautiful gardens; scope for pool (STCA)
- \*Double garage plus side vehicle access to backyard; scope for extra car/trailer parking
- \*Fabulous property for families, couples, retirees, or astute investors alike. VACANT NOW!

LOCATION:

- \*Walk to Norris Rd State School, St Joseph's Primary, TAFE Campus, Barbour Rd Park
- \*Convenient 1km walk to Bracken Ridge Plaza Coles, specialty shops, Bald Hills train station
- \*Easy access to Carseldine Homemaker Centre with Bunnings etc, and M1/M3 Motorways

3 BED | 2 BATH | 2 CAR

PRICE:  
\$950,000

OPEN FOR INSPECTION:  
N/A



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Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate. PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 147.6 sqm  
 EXTERIOR: 19.6 sqm  
 APPROX TOTAL: 167.2 sqm  
 LAND: 584m2



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.