



# SOLD

## TIDY HOME IN QUALITY NEIGHBOURHOOD

This tidy and well maintained 4-bedroom lowset home is screened for privacy by lovely established front gardens and is well situated amongst high quality homes that will protect your asset. The dwelling boasts large and comfortable living areas, separated into two areas on either side of the kitchen. The inviting lounge area (air-conditioned) enjoys expansive corner windows and the enormous dining room (over 5 metres long) is big enough for a huge 8-10 seat dining table. A large kitchen with ample bench space, pantry cupboards and breakfast bar shares an air-conditioned area with the family room, opening onto a timber screened and paved courtyard.

The master bedroom, with ensuite and large walk-in robe is located at one end of the home, well away from the other 3 built-in bedrooms, main bathroom and vestibule area. The front of the home enjoys a perfect Northerly aspect, allowing cool summer breezes to flow through the home, or currently in winter, for extra warmth and lots of natural light to stream into the main bedroom, lounge, kitchen, family room and office (bedroom 4). At the far end of the home is an enormous laundry, a door out to the paved drying courtyard (with rotary clothesline) and internal access from the over-sized double garage. Next to the near level driveway is ample parking space for extra vehicles or a caravan, and the backyard is fully fenced with side gates.

Other features include:

- Neutral décor throughout including brand new carpets and fresh paintwork
- Solid hardwood framing
- Tiled roof is sarked and recently re-conditioned (re-pointed and re-painted)
- Insulated ceiling
- As new dishwasher
- Slimline water tank

This convenient family location is near most amenities, including:

- Walk 300 metres to Translink bus 340 (route to King George Square, Brisbane CBD via Carseldine Train Station)
- Or drive 3.6km to Carseldine Train Station (park and ride)
- 1km to Carseldine Central Shopping Centre (Woolworths, cafes, restaurants etc)
- 3.3km to Aspley Hypermarket (Kmart, Woolworths, Coles, food outlets, medical facilities and loads of specialty shops)
- 3 minute drive to Aspley Hornets
- Great local schools in catchment including 3.5km to Aspley East State School (Prep – yr 6) and

## 4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,210,000

OPEN FOR INSPECTION:  
N/A



**Len Worthington**  
**0402297355**

len@lenworthingtonproperties.com.au  
lenworthingtonproperties.com.au

# 2 OCTAVE COURT, BRIDGEMAN DOWNS



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.