



## FOR LEASE

### FOR LEASE 280SQM OF LIVING OVER TWO FLOORS.

This thoughtfully designed home incorporates approximately 280sqm of living over two floors. There are two living areas and a large private deck creating a perfect environment for entertaining with friends and family or for enjoying Brisbane's tropical climate in your own private sanctuary. It offers polished floors in 3 bedrooms, a rumpus room (currently used as a 4th bedroom) and multiple living areas. The renovated kitchen is equipped with modern appliances and plenty of preparation space and storage. There is a lovely living / dining room off the kitchen with polished hardwood floors in abundance and built in robes and fans - bathroom featuring shower over bath with separate W/C. The secondary living space also has an alfresco patio area as a large, covered entertainment area overlooking the garden which brings the outdoors into your recreation area. There are security screens throughout – plus a split system A/C. The two living areas connect via internal stairs to ground floor. This is a lovely character filled, spacious downstairs living area, offering a large utility room perhaps for office, computer area or games room plus ground floor bathroom with bath and shower - laundry - large dry storage and single lock up garage under the house. This home is set on a quiet elevated residential street, gifting an appealing family lifestyle. This home enjoys fine leafy deck views with a Northerly aspect from the entertaining areas occupying a fully fenced and usable 607sqm block. Located in catchment for Stafford Heights State school and within a short walk of Everton Park State High School, this delightful property is also within short walk to bus services to other desirable schools including Padua College and Mt Maria College. It is fully fenced with a grassed back yard. This delightful home enjoys the convenience of being within walking distance of great parks, and is close by to shops, restaurants and excellent schools. Easy transport connections to both the CBD and the airport are a bonus. For lease, please contact Bill Turner, Principal – Bill Turner Realty.

#### TO INSPECT OR APPLY:

It's important to register your interest in any upcoming and advertised open homes or inspections. Failing to register may result in not being informed of any unforeseen or unplanned changes to inspection times. To register (or apply) for this property please click on the get in touch button and send your details to our agency. You'll receive an email back with instructions on how to register and apply via our website and booking service.

3 BED | 2 BATH | 2 CAR

PRICE:  
For Rent

OPEN FOR INSPECTION:  
N/A



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101 Byth Street, Stafford

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.