



**SOLD**

**"UNDER CONTRACT" ...A VERY PRIVATE HOME NESTED ON A LARGE 813SQM PARCEL IN LEAFY MITCHELTON!**

Nestled on a generous 813 square metre block and tucked away off the street in sought-after Mitchelton, is this charming 3-bedroom home that offers the perfect blend of comfort, convenience and eco-friendly living. With its hillside aspect capturing beautiful views and a thoughtful layout designed for modern family life, this property presents an exceptional opportunity in one of Brisbane's most desirable north-western suburbs.

The home features three well-appointed bedrooms, including a master suite with ensuite for added privacy and convenience. Two bathrooms service the property, ensuring comfort for families of all sizes. Built-in wardrobes provide ample storage throughout, while the additional rumpus room creates the perfect space for children to play, a home office, or entertainment zone.

Climate control is effortlessly managed with reverse cycle air conditioning, ensuring year-round comfort regardless of Queensland's changing seasons. The property's eco-conscious features truly set it apart, with solar panels reducing energy costs and a water tank promoting sustainable living practices.

- \* Elevated aspect capturing beautiful breezes and views of the hills
- \* A very private location on 813sqm with huge secured side access
- \* Multiple parking areas including covered carport
- \* Huge concreted area to accommodate a caravan
- \* Outdoor courtyard perfect for alfresco dining and entertaining
- \* Very spacious 5.9 x 3.6m Glassed Sunroom

Mitchelton's appeal extends far beyond this exceptional property. Known for its leafy streets lined with classic Queenslander homes, the suburb sits just 9.6 kilometres from Brisbane's CBD on a picturesque north-facing slope. The area's rich heritage, dating back to the 1850s, creates a sense of established community while maintaining excellent modern amenities as well as being home to one of Australia's largest military bases, Gallipoli Barracks located only 3.5 kmls away.

**3 BED | 2 BATH | 5 CAR**

**PRICE:**  
**\$1,300,000**

**OPEN FOR INSPECTION:**  
**N/A**



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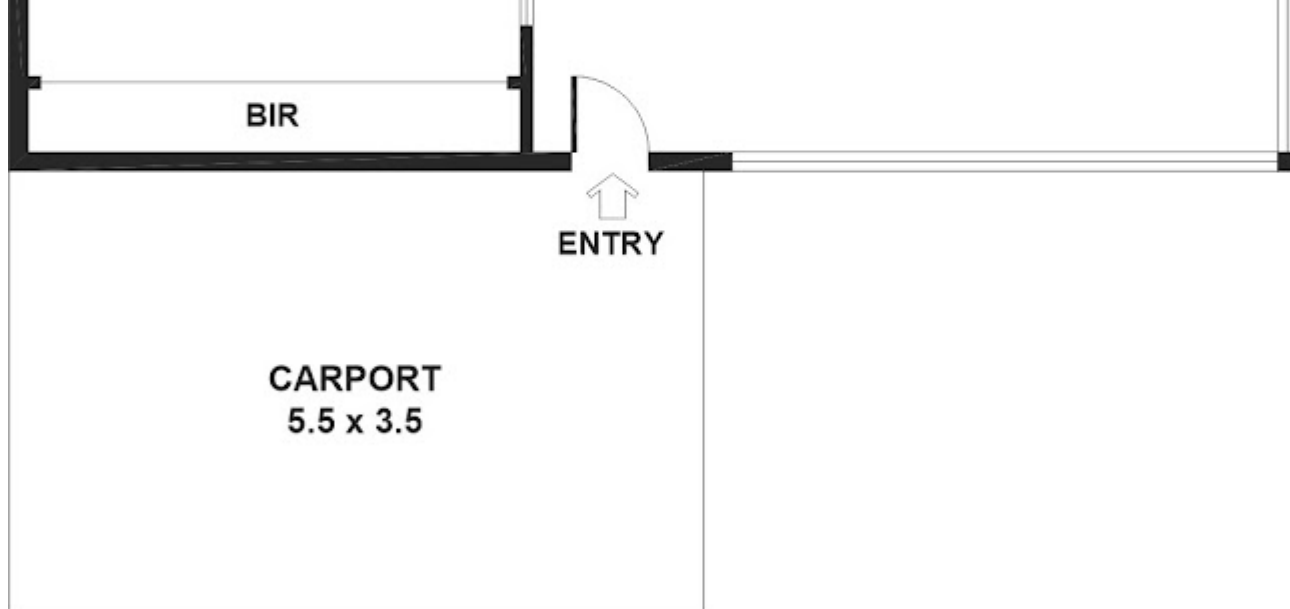
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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BED 1  
 3.8 x 5.0

SUNROOM  
 5.9 x 3.6





#### APPROXIMATE AREAS

INTERNAL :	149 m <sup>2</sup>
CARPORT :	19 m <sup>2</sup>
VERANDAH :	31 m <sup>2</sup>
TOTAL AREA :	199 m <sup>2</sup>