



# FOR SALE

## SO MUCH TO OFFER!

Step into this character-filled house at 37 Prior Street and discover the perfect blend of classic charm and modern comfort in the popular suburb of Richmond Hill.

This lovely home sits on 759 sq. m. and has polished floorboards, traditional timber features, new split system air-conditioning in each bedroom and the office, as well as an evaporative air-conditioning system ensuring year-round comfort on even the hottest of days.

The layout features three bedrooms and an office/study that could also be used for sleeping as well, there's also an impressive bathroom that has the first toilet, complemented by a versatile rumpus room where the second toilet is located. There's a functional kitchen that joins the dining and living area, a central lounge room, a patio at the front and a covered entertainment area at the rear.

Adding to the functionality of this home is a large double shed/garage at the rear.

The great features of this property are:

- 3 bedrooms plus an office/study that could be used as another bedroom.
- New split-system air conditioner in each bedroom and the office.
- Rooftop evaporative air conditioning system.
- Abundant living spaces with a lounge, living room and rumpus room.
- Front patio with adjustable blinds.
- Functional kitchen with a pantry and plenty of bench and storage space.
- Impressive bathroom with the 1st toilet.
- Rumpus room that has the laundry and a 2nd toilet.
- Large covered rear entertainment area.
- Double powered shed/garage and a separate garden shed.
- Fully fenced with high and secure colorbond fencing on the sides and rear.
- Newly installed colorbond roof.
- Established trees and gardens.

(See the attached site-plan).

Richmond Hill is close to the city centre and is well known for its prestigious education facilities including:

**3 BED | 1 BATH | 2 CAR**

### PRICE:

OFFERS OVER \$399,000

### OPEN FOR INSPECTION:

N/A



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

37 Prior Street, Richmond Hill, Q, 4820

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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