



FOR SALE

GORGEOUS & DAZZLING RENOVATED ENTERTAINER'S PARADISE SET IN ULTRA CONVENIENT LOCATION!

Welcome home to 12 Federation!
Your amazing new family lifestyle awaits!!

Have you been looking for your forever home but every property you step into just doesn't give you that WOW factor and that 'This is the one' feeling?? Have you been looking for a home that is super polished and move in ready but everything you look at is just so run down, tired & needs so much work?? Have you been looking for a new home with a spacious design in all the right areas?? Have you been looking for a home that is choc full of luxurious finishes...because, well, you deserve it but everything in your price range is too far out?? Have you been looking for an entertainer's paradise of a home complete with huge alfresco dining area with its own outdoor kitchen plus an additional spa pergola all ready for you to shoot home, loosen the suit and tie and switch gears on Friday afternoon??

If so, than your months & months of searching are finally over and boy do we have the property for you! The Patrick D'Arrigo Team is proud to introduce you to the gorgeous & sparkling 12 Federation Street, Bray Park! The keys to your exciting and picture perfect new lifestyle await!

Features include;

POSITION POSITION POSITION!!!!... Only 35mins to the Brisbane CBD, only 1km to the major Strathpine Shopping centre, only a stones throw to Bray Park train station on the direct CBD line, only 50m to Bray Park State School and close to Holy Spirit Primary, only a short drive to highway access for convenient commute to southside or only 45mins to the Sunshine coast and only a hop, skip & a jump to Petrie University!!

- * Meticulously maintained & flawlessly presented family residence that ticks every box
- * A ground up opulent renovation that will have even the most fastidious of buyers impressed!
- * Surprising & cute as a button single level residence boasting all the little extras and an absolute must to put at No.1 on your inspection list!
- * Whisper quiet & family friendly Cul de Sac position only 35mins to the Brisbane CBD!

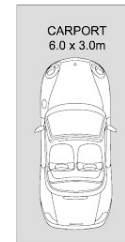
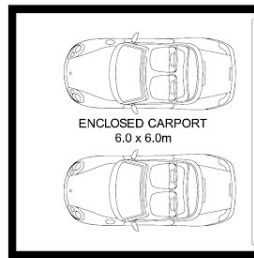
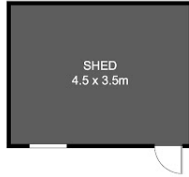
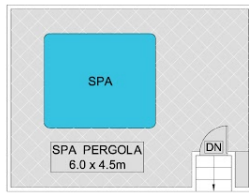
3 BED | 1 BATH | 3 CAR

PRICE:
FOR SALE

OPEN FOR INSPECTION:
N/A



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0 1 2 3m

Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.
Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 94.26m²
EXT : 105.48m²
SHED : 15.75m²
GARAGE : 36.00m²
CARPORT : 18.00m²
TOTAL : 269.49m²

12 Federation Drive, Bray Park

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.