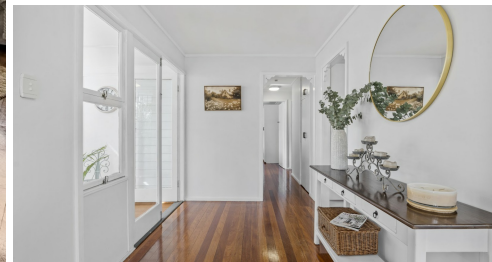


354 OXLEY ROAD, SHERWOOD, QLD, 4075



## FOR SALE

### CHARMING THREE-BEDROOM SHERWOOD SANCTUARY

Nestled on a generous 577sqm block in the heart of Sherwood, this beautifully presented home at 354 Oxley Road offers the perfect balance of character, comfort and convenience. Featuring three spacious bedrooms, a well-appointed bathroom and a versatile downstairs area with a laundry, workshop and abundant storage, this is an exceptional opportunity for families, first-home buyers and investors alike.

Beautiful polished timber floors flow throughout the upper level, creating a warm and welcoming atmosphere. Main bedroom includes built-in wardrobe, while split-system air conditioning ensures year-round comfort. The functional kitchen is equipped with a dishwasher and overlooks the light-filled living and dining areas, making everyday family living both practical and enjoyable.

Outside, you'll find a range of features designed for entertaining and relaxed living, including:

- Generous 577sqm fully fenced allotment
- Charming front balcony, perfect for your morning coffee
- Outdoor entertaining area ideal for family gatherings and weekend barbecues
- Secure double garage
- Spacious downstairs workshop, ideal for hobbies, projects or additional storage
- Large laundry with extensive storage space

A standout feature of this property is its location. Situated in one of Brisbane's most tightly held riverside suburbs, with beautiful parks and walks at end of the street. This home has never been affected by flood events, providing valuable peace of mind for future owners.

Just 8.3 kilometres from Brisbane's CBD, & Indooroopilly shopping centre. Sherwood is renowned for its leafy streets, welcoming community and exceptional lifestyle. The suburb is home to the popular Sherwood State School, beautiful parklands and the iconic Sherwood Arboretum, where residents enjoy riverside walks, picnic areas and open green spaces.

Commuting is effortless with Sherwood Railway Station providing regular services to Brisbane CBD via the Ipswich and Springfield lines. Oxley Road offers convenient access to Graceville, Corinda and the Centenary suburbs, while nearby bus services and major shopping precincts make everyday living easy.

3 BED | 1 BATH | 3 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
Oct 3 at 1:15pm - 1:45pm



**Eleni Georges**  
**0481791721**  
eleni@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



354 OXLEY ROAD, SHERWOOD

3 1 2

Internal: 177m<sup>2</sup> | External: 23m<sup>2</sup> | Total: 200m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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.