



FOR SALE

IMMACULATE 3 BEDROOM & STUDY LOWSET WITH PERFECT ASPECT

You'll be impressed with the immaculate presentation and recent renovations to this lovely home, including the as-new bathroom, floor tiles, carpets, paint & plantation shutters. The home comprises 3 bedrooms (2 air-conditioned) and a study (or 4th bedroom / separate lounge), a spacious kitchen central to the open plan dining and family areas (all air-conditioned), a modern two-way bathroom and double garage. The living areas lead onto a very private alfresco with perfect northerly aspect, where you'll enjoy cool summer breezes and extra warmth in winter, ideal all year round. This level 450sqm property is within walking distance to local amenities (shops, schools, parks), well serviced by buses and trains, and is fully fenced with a wide side-access gate and side parking for a camper, small boat etc.

At the heart of the home, the kitchen, dining and family areas come together with an easy sense of connection and flow, boasting modern floor tiling and white plantation shutters covering wide banks of windows for airflow. The kitchen offers a long benchtop with breakfast bar seating, an electric cooktop and oven, double sink, dishwasher and built-in pantry with appliance spaces. Its central position keeps it connected to both the dining area and family room, making everyday family life and entertaining simple. Air-conditioning and ceiling fans add year-round comfort to this and most other parts of the home.

Away from the living areas off a hallway, are 3 bedrooms and the bathroom. The air-conditioned master bedroom, with generous built-in robe, connects through a sliding door to one side of the main bathroom. This very classy, renovated bathroom with large shower, vanity and toilet (in addition to another separate toilet room off the hallway) easily services the other two built-in bedrooms, both with ceiling fans, and Bed 3 is also air-conditioned. The study (or Bed 4 / guest bedroom / lounge) is conveniently located next to the entry and overlooks the front of the home, enjoying plenty of natural light and lovely breezes.

The outdoor spaces are equally immaculate and inviting. The private under roofline alfresco continues onto a generous, shade-sail covered terrace, creating an excellent extension of the home's living space and a great setting for weekend barbecues, entertaining friends or relaxed outdoor dining. These outdoor areas are well screened from neighbours by tall fencing and fragrant rose and jasmine gardens. Leading around the northern side, the yard offers turfed and garden areas, a handy garden shed, and on the eastern side there's an expansive drying

3 BED | 1 BATH | 2 CAR

PRICE:

Best Offer Over \$949,000

OPEN FOR INSPECTION:

Oct 3 at 10:00am - 11:00am

Oct 3 at 1:30pm - 2:30pm

Oct 4 at 10:00am - 11:00am

Oct 5 at 10:00am - 11:00am

Oct 5 at 1:30pm - 2:30pm



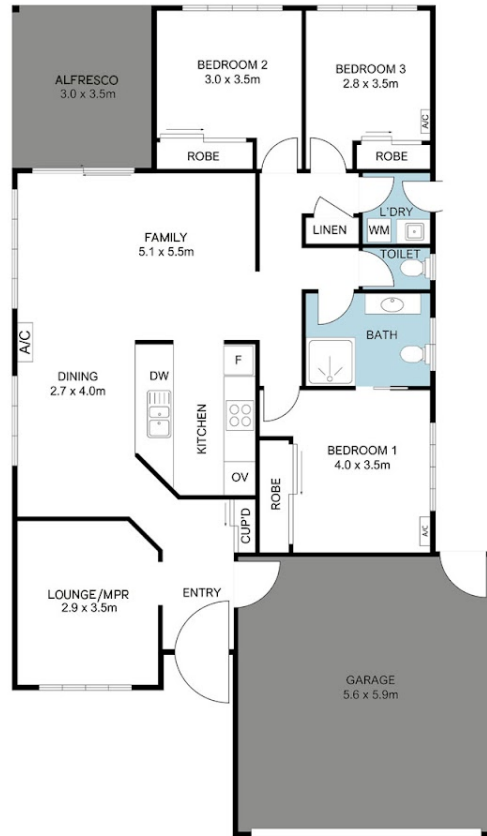
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8 MELL STREET, BRACKEN RIDGE



Measurements are indicative only. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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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PROPERTIES