

1 Plateau Parade, Bray Park, Qld 4500



Sold House

Monday, 14 August 2023

1 Plateau Parade, Bray Park, Qld 4500

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 658 m²

Type: House

\$651,500

This appealing & spacious, well presented highset dwelling in a much sought after growth corridor in Bray Park's premier location close to all amenities is an exceptional property boasting many features. Perfect family abode with space, functionality & great design catering for a host of activities at the same time. From BBQ areas to games/tv space to backyard cricket & footy this home has it all. If you are also looking for somewhere quiet to read or enjoy a cuppa the ambience of this "much loved" property is for you. For the home handyman or tradie enjoy the downstairs workshop space or tinker for hours in the double bay shed. Plenty of room here for boat, 4WD, caravan & more. In fact the 3 x gate access to this large fully fenced 658 SQM corner block allows for a multitude of vehicles. For essential Lifestyle living look no further as you are walking distance to the Les Hughes Sporting Complex catering for Rugby Union, Rugby League, Netball, Baseball & much more including a PCYC Gym. Stroll or cycle through nearby parkland and get lost in nature. This engaging property is suitable for the astute Investor looking to add to their property portfolio or the owner occupied buyer looking for a "forever home" nestled in the popular Moreton Bay/Pine Rivers Region.

FEATURES* Highset timber & tile, brick, hardiplank dwelling* 658 SQM elevated, level corner block/ room for boat, 4WD or caravan* Good sized back yard for kids & pets, fully fenced* Double shed, extra parking under house or under rear covered area* Handy location close to everything: Train, Bus, Schools, University, Sporting Facilities, Shops, Medical, Bowls Club, Boat Ramp, Lake Samsonvale

Upstairs:* Internal access from downstairs* 3 x carpeted bedrooms * Central, functional bathroom with separate shower* Separate toilet* Open plan living expanse connects to balcony & kitchen/dining space* Kitchen/ dining space, plenty of cupboards, electric stove with views to back yard* Enclosed balcony/sitting room, reading sanctuary

Downstairs:* Utility Rumpus Room perfect for games/tv room or utility 'teenagers retreat'* Utility bedroom/ Office* Second toilet* Laundry * Workshop space* Rear covered space/ BBQ area* Front covered privacy nook* 3 x gate access to yard

EXTRAS* Solar system* Water tank* Ceiling fans* NBN connection* Fresh exterior paintwork 3 years ago approx

INVESTMENT RETURN* Rental Appraisal: \$500-\$520 Wk* Vacant & ready to move in* High rentability due to handy location & features

LOCATION* Schools: 700-1200m* Train: 2.6km* Bus: 500m* USC Petrie Campus: 3.9km* Warner CBD Shops: 2.2km* Lawnton CBD Shops: 3.5km* Strathpine CBD Shops: 4.7km* Brendale Business Hub: 5.3km* North Lakes Shopping Precinct: 10.6km* Strathpine Boat Ramp: 2.4km* Sporting Facilities/ Les Hughes Sporting Complex: 450m* Lake Samsonvale: 5.7km* Brisbane Airport: 31 km/30 mins* Brisbane City/ CBD: 25 km/40 mins