

**1 Quill Street, Stafford Heights, Qld 4053**

**McGrath**

**House For Sale**

Wednesday, 15 May 2024

1 Quill Street, Stafford Heights, Qld 4053

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Alexandra Porter



Samantha Baines  
0488771902

## For Sale

This perfectly presented 1965 built home offers an abundance of hidden treasures waiting to be discovered. Three bedrooms, two bathrooms, spacious utility rooms, and internal garage access. It's the perfect sanctuary for families with teenagers, first home owners, or savvy investors looking to embrace its timeless charm. • Generous sized air conditioned lounge and dining area with polished timber floors. • A well equipped kitchen featuring stainless steel electric appliances, ample storage and dishwasher. • Three good sized bedrooms with fly screens, one with study and direct access to the outdoor area. • Master with air conditioning and built-in wardrobe. • Large downstairs utility rooms with air conditioning, bar, bathroom, with separate entrance. • Outdoor entertaining with brick BBQ, garden shed and greenhouse. • Single garage with workshop and internal access. • Rates: \$590 per quarter, block size: 582 sqm • Rental Appraisal: \$600 to \$650 per week (approx) • Nbn: Hybrid Fibre Coaxial (HFC) School Catchments Prep to Year 6: Somerset Hills State School Year 7 to Year 12: Craigslea State High School Nestled in the charming suburb of Stafford Heights, this residence offers an enviable location with an abundance of amenities at your fingertips. Surrounded by lush green spaces, residents can enjoy the tranquility of nearby parks and walking tracks, including the scenic Raven Street Reserve and the expansive Kedron Brook Bikeway. Families will appreciate the convenience of nearby schools, including Padua College and Mt Alvernia College, ensuring quality education within reach. Located approximately 12.5km from Brisbane city, residents can easily access the vibrant urban hub for work or leisure. Convenience is further enhanced with supermarkets like Aldi and Coles located nearby, providing convenient access to groceries and essentials. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Any rental appraisal advertised or provided was current at the time of the appraisal and may fluctuate depending on market movement. McGrath Estate Agents shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.