

**11 Falk Street, Stafford Heights, Qld 4053**

**House For Sale**

Wednesday, 31 January 2024



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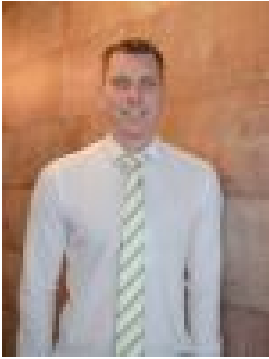
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 573 m2**

**Type: House**



Matthew Jabs  
0733548016



James Gainford  
0466900049

## For Sale

Welcome to 11 Falk Street - Situated in a highly sought after pocket of Stafford Heights this home is perched in an elevated position with acres of parkland just a short walk away. This charming lowset brick home is completely move in ready, offering an open plan kitchen, living, and dining area, three generously sized bedrooms and two renovated bathrooms. With all the living set on one functional level, this is the ideal residence for those looking to entertain all year round offering a seamless connection between the indoors and outdoors. This home has the perfect floor plan to suit young and growing families or downsizers alike. For buyers looking to secure a move in ready home in a location which takes advantage of a long history of strong capital growth, just 11km to the CBD, 11 Falk Street is well worth your inspection. Property Features: - Open plan living and dining area, all on one level opening out to the alfresco and fully fenced and private backyard. - Spacious kitchen featuring a gas five burner stove, Westinghouse dishwasher, stainless steel appliances and timber feature cabinetry. - Master bedroom with walk-in wardrobe and a fully renovated ensuite with a semi frameless shower. - Two remaining generously sized bedrooms, all with fresh carpet and built-in wardrobes. - Fully renovated main bathroom featuring standalone bathtub and separate semi-frameless shower along with dual sinks and plenty of storage. - Separate generously sized laundry space with side access. - Split system air-conditioning throughout the home. - Double car garage with storage space and direct access into the living. - 6.48kw solar system. Conveniently located, this beautifully renovated residence is positioned just 11 kilometres from the Brisbane CBD and is set moments from excellent local schools including Queen of Apostles Primary School, Padua College, and Mt Alvernia College whilst being only minutes to major transport infrastructure and shopping hubs. Falk Street is conveniently located within easy access to the Airport Link, Clem 7 Tunnel, Northern busway and multiple bus routes, the newly constructed Coles shopping centre and Stafford plaza, with only a 5-minute stroll to local cafes and a short drive to Westfield Chermerside. Buyers will certainly be impressed with this location's convenience as well as the street appeal, where there are many renovations and new homes being constructed. 11 Falk Street represents a great opportunity to secure a move in ready home all on one level in a great local, homes like this are few and far between, making it a must inspect. For further details please contact Matthew Jabs on 0422 294 272 or James Gainford on 0466 900 049. \*\* Disclaimer\*\* This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.