

**117 Armfield Street, Stafford, Qld 4053**



**House For Sale**

Tuesday, 20 February 2024

117 Armfield Street, Stafford, Qld 4053

**Bedrooms: 4**

**Bathrooms: 2**

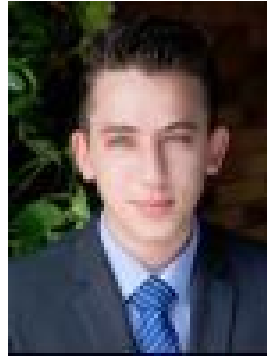
**Parkings: 2**

**Area: 668 m2**

**Type: House**



Alistair Macmillan



Sam Hagen

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## Auction

Nestled on a large block at the top of a broad, tree-lined street in a lovely family-friendly neighbourhood, this stylishly appointed four-bedroom home is brimming with charm, appeal and ease of living. Designed over one sprawling elevated floor, the home's free flowing single-level layout separates primary living areas from the bedrooms and family wing, providing young and growing families with privacy and separation while maintaining connection. With a large servery to the rear deck, the beautiful modern all-white kitchen has stone benchtops, a gas cooktop and quality stainless steel appliances. From here, walk through French timber doors to the huge north-facing covered timber deck, offering a whole outdoor living, dining and entertaining space that steps down to the private established landscaped gardens, an open-air entertaining patio and generous level lawn for the kids to run around. On the large 688m<sup>2</sup> allotment there is ample room to add an in-ground pool if you desired down the track. Featuring polished hardwood timber floors, VJ walls and ample casement windows throughout, the light-filled open plan living and dining rooms include a built-in study space and a wall-to-wall entertainment unit with bookshelves and handy storage. A fantastic multi-use room opening onto the back deck provides a fourth bedroom if required, and makes a perfect playroom, TV room, home office or library, with built-in storage and shelving. All bedrooms have built-in wardrobes, ceiling fans and air-conditioning, the master featuring a contemporary ensuite with large walk-through shower. A second family bathroom decorated in classic white has a bathtub plus handy integrated laundry and linen cupboards, while a large hallway cupboard offers further storage. There's no shortage of additional storage space underneath the home, with a former single car garage downstairs providing another secure lock-up area that would make a perfect workshop, studio or home gym with the opportunity to raise and add a second level downstairs. The property also has a semi-enclosed double garage with automatic door. The spacious garden has been beautifully landscaped throughout, with established hedges and trees, a level lawn with quaint timber cubby house and abundant sandstone paving helping to create a graceful entry and beautiful entertaining patio out the back. Positioned in a community minded and family friendly location, this property is an easy walk to the local school, and close to Everton Plaza and the precinct's growing restaurant, bar and café scene, as well as all the conveniences and services of Stafford Road and its nearby busways, arterials and Airport Link tunnel.