

**12 Champion Avenue, Bardon, QLD, 4065**

**Sold House**

Thursday, 11 May 2023



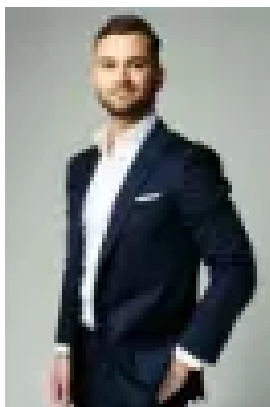
12 Champion Avenue, Bardon, QLD, 4065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Chris Gower  
0738541881



Oliver Reid

## Impressive Spaces in Lifestyle Hotspot

Appealing from a glance, even more impressive upon closer inspection, this inviting residence is accompanied by a significant garden setting, including a decked terrace for entertaining and basking in the sunshine. Such a location, at the top of the cul-de-sac, ensures a great lifestyle accompanied by the period proportions of a central living and dining room that retains polished timber floors, deco ceilings, and an abundance of casement windows. A sleek kitchen with stone bench tops further distinguishes a design that opens to the generous courtyard/ terrace. Quality appliances, ample storage, and plenty of preparation space make this kitchen extremely practical and a pleasure to cook in.

Hosting one or many within your tranquil alfresco surrounds will be enjoyable year-round and the fully fenced yard provides a safe space for the kids and four legged friends to play. There is even room for a pool should you so desire. Accommodation comprises three double bedrooms and a study nook. The master suite offers a walk-in robe and stylish ensuite bathroom, while the additional bedrooms are serviced by a central, light filled bathroom with separate claw foot tub. Downstairs, a multi-purpose area is your blank canvas to create your own studio space, teen retreat, or all-weather playroom for the kids. With a separate entry, this lower level also provides a great option to utilise as a home office.

Additional features include air-conditioning, a downstairs laundry with undercover drying space, plenty of secure storage space, fully fenced rear yard with established gardens and off-street parking. Positioned in the top suburb of Bardon and surrounded by every convenience, you are conveniently located close to sought after schools, within the Rainworth State School catchment area, moments to the vibrant cafes and restaurants in Rosalie and Paddington, walk to local grocers and transport. This home is an absolute must inspect – you will not be disappointed!

Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.