

**14/11 Tania Street, Bracken Ridge, Qld 4017**



**Townhouse For Sale**

Thursday, 30 May 2024

14/11 Tania Street, Bracken Ridge, Qld 4017

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 187 m2**

**Type: Townhouse**



Roxanne Paterson Team  
0736249944



Tania McAlonan  
0736249944

## For Sale By Negotiation

Perfectly situated within a highly sought-after complex, this beautifully presented townhouse offers an ideal opportunity for first-time homebuyers, those looking to downsize, and savvy investors alike. Spread over two levels, this townhouse boasts spacious, air-conditioned open-plan living and dining areas, a modern, fully equipped kitchen, and a large covered outdoor space ideal for hosting gatherings with loved ones. The lower level also includes a convenient laundry and powder room for added functionality. Ascending the stairs, you'll find three spacious bedrooms, each with built-in robes and ceiling fans. The master bedroom features an ensuite, air conditioning, and a private balcony—perfect for enjoying afternoon breezes or a peaceful morning coffee. The upper level is completed by a sizable family bathroom with a separate toilet. Situated in an excellent location, just a stroll away from public transportation, schools, TAFE, nearby shopping, and dining options, this residence is certain to captivate. Don't hesitate to contact our team today to schedule your viewing appointment and secure this impressive opportunity.

**Property Features:**— Three bedrooms with built-in robes and ceiling fans— Master bedroom with ensuite, air conditioning and private balcony— Two bathrooms + powder room to lower level— Neutral colour palette throughout— Large Covered outdoor entertainment area— Single car garage with single carport (2 x undercover carspaces)— Air-conditioning to living and master bedroom— Security screens throughout

**Location Features:**— Situated at the end of a cul-de-sac in the sought-after complex at 11-12 Tania Street, Bracken Ridge, adjacent to serene bushland. — Family friendly complex with swimming pool — Minutes to Norris Road State School and St Joseph's Catholic School— Easy access to Gateway motorway and Brisbane Airport— 35min to Brisbane CBD— Close to shops, food outlets and public transport— Meters to public transport (330 / 331 City Bus)