

# 153 Patricks Road, Ferny Hills, Qld 4055

## House For Sale

Thursday, 30 May 2024



153 Patricks Road, Ferny Hills, Qld 4055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



Bradley Butten

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## By Negotiation

This is a rare home with incredible 180-degree views - literally the view is mesmerizing. The big WIN from that is the incredible natural light that floods the home from every window. The position, on top of the hill means the whole home on both levels is beautifully lit up and breezy. Well elevated and almost level this generous 617sqm block is one of the best with loads of potential to value add. Enjoy a double story 3-bedroom home with 2.5 bathrooms which will undoubtedly attract the astute buyers with an eye for A grade property. The first-floor main bedroom is sure to delight with its own City view, a private deck, ensuite bathroom and walk-in robe. There are 2 other bedrooms, potential for a study area, family bathroom and laundry on this level. Be sure to ask me about the potential to add a room. The spectacular second level will be hard to walk away from, it is open plan living with loads of natural light and views from every window, it seems like you're on top of the world with the rolling hills in almost every direction plus a generous powder room. Highset home with city views on 617sqm Main bedroom with walk in, ensuite and private deck 2 other generous sized bedrooms with built-ins and fans Modern kitchen with NEW dishwasher, NEW cooktop and NEW benchtop Large living and dining with direct access to covered deck Two generous sized decks with 180-degree & City views Family bathroom with separate bath FRESH paint and NEW fans + LED lights throughout Large laundry + plenty of storage Side access or potential to extend Mature gardens with fruit trees & shed Double carport and room for the caravan Location is key with Ferny Grove train, Arana Hills shopping, the Library, Prince of Peace private college, Ferny Hills State School and Ferny Grove High all with-in 5 to 10 minutes plus access to the bus on Patricks Road this home is well positioned for any lifestyle. Please don't miss this opportunity as the owner has made the commitment to move, so be quick to inspect and register your interest.