

**17 Cramb Street, Bracken Ridge, Qld 4017**



**House For Sale**

Sunday, 26 May 2024

17 Cramb Street, Bracken Ridge, Qld 4017

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Terry Lucas

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## Expressions of Interest

This is such a lovely house and location! Here's your chance to secure a fantastic 3-bedroom + study family home in a brilliant, family-friendly neighbourhood close to parkland with playgrounds, elite schools, TAFE, and 5-minutes to the beautiful Sandgate waterfront. The current owners have meticulously maintained and lovingly cared for every inch of this beautiful home and are very proud and excited to be offering it to new owners. Set on a picturesque 546sqm block boasting that forever-sought-after side access to accommodate those caravans, boats, trailers, or extra vehicles. The property is also fully fenced, providing loads of safe room for kids and pets to play safely. Designed for maximum energy efficiency, it is fitted with 13 energy-efficient solar panels and a 3,000-litre rainwater tank with pump to help keep those forever-rising bills down, additionally, the house has just had a newly painted exterior, which gives it a clean, bright, and fresh feel. Beautifully presented and bursting with character, this fantastic family home offers beautiful gloss timber floors, giving this home an open, relaxed feel that is easy to maintain and clean. It has neutral tones throughout and plenty of windows, allowing for cool breezes and natural light. Featuring: 3 generous-size built-in bedrooms, the main with full-length wardrobes, and extra storage. There is a separate study/computer room or the perfect kid's TV/playroom. Wonderful family kitchen with loads of cupboard and bench space, an electric stove and oven, a microwave shelf, and a big fridge space. Large open-plan living room with a new split-system air-conditioner, a full-size family bathroom, a separate toilet, and separate laundry. This home is further enhanced with a fabulous extended back verandah, perfect for alfresco dining, outdoor BBQ's, and summer parties, or just sit back and relax and take in the treetop views and cool sea breezes. Underneath provides secure car accommodation for 2 vehicles with good height for those large 4x4's, a workshop area with benches and shelving, plus 2 extra storage areas and laundry. You're sure to love the peace and tranquilly that this special home has to offer, and the present owners have created the most gorgeous garden surroundings for you to enjoy. Conveniently located with easy access to the motorway for commuters, bus stop close by to Chermside Shopping Centre and City. Walking distance to schools, T.A.F.E., medical centre, local shops, and parks also makes this a solid investment property that will easily rent and have good potential for capital growth. So, grab the chance to own this special property. Homes like this are definitely going quick!! Call Terry today; he's available 7 days a week!

Features: \* Beautiful garden surrounds, creating your own private sanctuary. \* Lovely high and dry 546m2 block \* Fully fenced back yard - great for the kids and pets to play safely \* Gated Side Access for a Trailer, Boat, or Extra Cars \* Dedicated concrete slab for the caravan \* Freshly painted, providing extra protection against future wear and tear \* Underneath garage accommodation for 2 cars, good height for 4x4s \* Workshop area with workbenches and shelving + power and lights. \* Plus, there are two separate storage rooms downstairs. \* 3,000-litre slim line Water tank with pump \* 13 x energy-efficient solar panels + inverter \* Electric hot water system \* Security screens throughout \* Annual pest control treatment completed \* Smoke alarm compliant

Home features: \* Gorgeous gloss timber floors + floating timber flooring \* Spacious open-plan lounge/dining room with large split-system air-conditioning unit \* Separate study/computer room or great kids' area \* Wonderful family kitchen with plenty of bench and cupboard space, an electric stove and oven, large fridge space, and a microwave shelf. \* 3 spacious built-in bedrooms, 2 nicely carpeted \* A large master bedroom with full-length wardrobe space, shelving, and extra storage \* Separate toilet \* Separate laundry downstairs. \* A full family bathroom with a shower, vanity, and bathtub \* Extended north-facing back verandah, perfect for alfresco dining and with lovely tree-top views \* Downstairs Patio Area \* Beautiful low-maintenance gardens \* Fantastic neighbours \* School bus stops out front + bus to Chermside and City

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