

**17 Heston Street, Stafford Heights, Qld 4053**



**House For Sale**

Saturday, 13 April 2024

17 Heston Street, Stafford Heights, Qld 4053

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 612 m2**

**Type: House**



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## Best Offer by 5pm Monday 22nd April

Positioned in a convenient location close to shops, schools and public transport is this quality 3 bedroom, 2 bathroom home on an impressive 612m<sup>2</sup> block. Spanning two levels of living and boasting a functional design, the layout is perfect for families, professionals and investors alike. Offered to the market for the first time, after being in the same family for over 50 years, the home is perched high on the block to capture area views and prevailing breezes. Upstairs features a welcoming entrance, open plan lounge, dining, front balcony, updated kitchen, sunroom and tv room with polished hardwood timber floors. 3 large bedrooms all with built in robes and a family bathroom with separate toilet complete this level. The addition of a large outdoor entertaining area at the rear of the home doubles the living space in true Queensland style. It overlooks the leafy backyard and provides ample space for celebrations with family and friends. Internal stairs lead down to a blank canvas of living space with tiled flooring throughout. Use as a rumpus room, teen retreat, home office, media room, games room, there is also a second bathroom with separate toilet. This space is truly multi-functional and is designed to adjust its purpose as the family grows. A double lock up garage with remote access, workshop and an oversized carport with space for a boat or caravan are also featured. A large laundry and multiple clever storage solutions complete this level. This property will suit many savvy buyers from owner occupiers looking to add value, to investors and large families alike. Additional features:- ☐ Split system air-conditioning to the living area and master bedroom- ☐ Peaceful, quiet street with no through traffic and wonderful neighbours- ☐ Established trees and gardens- ☐ Rainwater tank- ☐ Lock up garden shed- ☐ Second undercover bbq area- ☐ Stafford Heights State School located at the end of the street with access to the ovals, cricket nets, tennis courts Conveniently located just 10km from Brisbane CBD, close to all the amenities found in this vibrant community including easy transport links, great schools, extensive parklands and numerous shopping centres and café precincts. This property gives you the scope to create something dynamic, the choice is yours and the possibilities are endless!

- 100 metres to Stafford Heights State School (in catchment)
- 500 metres to bus stop on Armfield Street (Route 353) - Connecting Chermside and CBD
- 1.4km to Queen of Apostles Catholic Primary School
- 1.5km to Everton Park State High School (in catchment)
- 1.5km to North-West Plaza (Woolworths, BWS, eateries)
- 1.7km to North-West Private Hospital
- 2km to Northside Christian College
- 2km to Everton Park shopping & restaurant precinct (corner of Stafford Road & Old Northern Road)
- 2.8km to Brookside Shopping Centre
- 2.9km to Padua College
- 2.9km to Mt Alvernia College
- 3.2km to The Prince Charles Hospital
- 4.0km to Stafford Road entry/exit for Airportlink M7 tunnels
- 4.6km to Westfield Chermside
- Under 20 minutes drive (11km) to Brisbane CBD and the airport