

**22 Parnoolar Crescent, Ferny Hills, Qld 4055**



**House For Sale**

Tuesday, 11 June 2024

22 Parnoolar Crescent, Ferny Hills, Qld 4055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Nathan Johnson  
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## Offers Over \$1,000,000

Located in a tree lined street, and in close location to parks and Ferny Grove Train Station, 22 Parnoolar Crescent will suit both families and investors alike. Built over two levels, the space on offer makes this the perfect home for growing families, where layout and separate spaces are at the top of your list. With an open plan design, hardwood floors, spacious modern kitchen, and bathroom, three separate outdoor areas, and a large fully fenced back yard, there is nothing left to do! The lower level has its own private entrance, perfect set up for a home office with multiple living spaces, wet bar, recently renovated bathroom and laundry. Flowing out from the downstairs living area is a large covered outdoor area, step-down deck with fire pit, where entertaining family and friends will be possible all year round. For investors, this home is ideal for families due to the proximity to schools, transport, parks, shopping centres and access to the Ferny Grove Train Station. With a long-term tenant in place and weekly rent of \$680 pw, you are receiving great income and the ability for increased capital growth for years to come. Additional features: Air-conditioned living area and main bedroom. Main bedroom opens out to a private deck. Second and third bedrooms have ceiling fans. Modern kitchen with gas cook top. Fully fenced yard. Large storage room. Patricks Road State School and Ferny Grove State High School. Catchments close to Ferny Grove Train Station. Currently rented until 22nd October 2024, \$680 pw. Don't delay inspecting this property, move in ready homes, in great locations are in high demand. Contact Nathan Johnson 0434 101 821 for further information today. \*Please note, property was photographed when vacant