

**247 Patricks Road, Ferny Hills, Qld 4055**



**House For Sale**

Friday, 26 April 2024

247 Patricks Road, Ferny Hills, Qld 4055

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Kelly Qualtrough

## FOR SALE

Located just moments from shops, parks, and other local amenities, this high-set home offers a great opportunity for anyone wanting to enter the market. Positioned on an elevated 607sqm block in the sought-after suburb, this home is sure to go fast.- Downstairs boasting large entertaining area, ideal for teenage retreat or rumpus - Polished timber floors, ample natural lighting and ceiling fans throughout home - Three generous bedrooms upstairs with ceiling fans, 2 with built-in wardrobes - Tidy kitchen with adjoining dining, flowing to rear deck overlooking fully fenced backyard - Large family living upstairs with lots of natural lighting and air-conditioning - Family bathroom with shower, bath and separate toilet for convenience and privacy- Short drive to Arana Hills Plaza, Leslie Patrick Park and other local amenities - Double lockup garage, 5kw Solar and easy maintenance yard, ready to make your own - 1.3km to Ferny Grove Station, 30m to Bus, 15km to Brisbane CBD- Walking distance to Patricks Road State and Ferny Grove State High Schools - Ideal opportunity for first home buyers and young families looking to enter the ever-changing market