

26 Lavaine Street, Bracken Ridge, Qld 4017

Sold House

Wednesday, 28 February 2024



26 Lavaine Street, Bracken Ridge, Qld 4017

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



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\$827,000

This haven effortlessly blends comfort, style and convenience captivating families, first time home buyers and investors alike. Polished timber flooring throughout creates an inviting ambiance as you step inside. Cara Bergmann Properties is proud to present 26 Lavaine Street, Bracken Ridge. Nestled on a 607m² block in Bracken Ridge, this residence offers more than just a home, it's a lifestyle of ease and accessibility. With schools, public transport, local shopping and dining within walking distance, daily life becomes both convenient and enjoyable. The heart of this home is a spacious entertainment area seamlessly connecting to a contemporary family kitchen. Step outside to your private undercover entertainment deck, overlooking the generously sized inground pool and newly landscaped grounds. This area is not just an extension of your living space, it's a retreat for both serenity and entertaining. Property Features: • The open plan living and dining areas seamlessly blend around a contemporary family kitchen, featuring stylish stone benchtops, stainless steel appliances, gas cooktop, oven, rangehood and a spacious breakfast bar. The air conditioned area with a new ceiling fan ensures comfort in every season. • The open plan layout enhances family togetherness, with a spacious kitchen leading to a separate laundry. The laundry boasts storage and a wash basin. • Step outside to your private undercover entertainment deck with a ceiling fan and heaters, providing a perfect setting throughout the year. Overlooking the generously sized inground pool, the freshly varnished deck and new landscaping create a low maintenance and private retreat. • Three generously sized bedrooms with the master and bedroom two with air conditioning units. • Bedroom three with built in cupboard and ceiling fan. • A fully renovated bathroom with a rainfall shower over the bath. Additionally, there is a separate toilet for added convenience. • A large secure double garage offers ample space for storage. Additional Features: • Approximately 5000L water tank plumbed to outdoor taps • Drive through side access to the double garage • Fully fenced backyard with additional fenced area at the front • Fully renovated bathroom with additional shelves • New ceiling fans in lounge and main bedroom • Additional power points added • Recently serviced and gassed air conditioners • Newly replaced roof with Colourbond steel • Fixed gutters and brackets

Approximate Fees: • Rates \$389 Per Quarter • Water \$350 Per Quarter • Electricity \$389 Per Quarter • Gas \$225 Per Quarter • Rental Appraisal \$600 - \$640 Per Week *Building and Pest report available to interested buyers* Approximate Distances: • Jabiru Community College, 650m • Norris Road State School, 950m • St John Fisher College, 1km • Queensland Pathways State College - Bracken Ridge Campus, 1km • Bracken Ridge State High School, 1.2km • TAFE Queensland - Bracken Ridge Campus, 1.5km • Woolworths, 1.5km • St Joseph's Primary School Bracken Ridge, 2.2km • Sandgate, 4km • Brisbane Airport, 17km • Brisbane City, 21km Contact Cara Bergmann Properties to schedule a viewing and make 26 Lavaine Street your families new home. ***All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.