

**27 Hutton Road, Ferny Hills, Qld 4055**

Solutions

**Sold House**

Friday, 3 November 2023

27 Hutton Road, Ferny Hills, Qld 4055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 713 m2**

**Type: House**



The Whitehead Crump Team  
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## Contact agent

This highset home is packed with potential featuring leafy views, updated kitchen alongside the spacious living with plenty of natural light & polished timber floors. Past the internal staircase you'll find 4 bedrooms, main bathroom & access to a covered deck. The internal stairs lead down to the tiled entry, 2nd bathroom, separate laundry & large multi-purpose room with internal access to the double tandem garage with remote access. Outside offers you a massive amount of potential with massive level area down the back & a fully fenced level grassed area out front. This is an excellent opportunity if you're looking for a renovator, a block to build your dream home or for buyers on a tight budget looking to get into the Ferny Hills market so make sure you're at the next open home as the seller wants it sold prior to the auction.

Features: 4 bedroom, 2 bathroom renovator  
Updated kitchen with good storage  
Spacious living with raked ceilings & plenty of natural light  
Hardwood timber floors throughout upstairs  
Covered rear deck with leafy view  
Internal stairs to multi-purpose room, laundry & 2nd bathroom  
Internal access to drive through tandem garage with remote access  
Massive potential in backyard with large level areas  
Fully fenced grassed area out front  
Side access on 713sqm  
Location: 160m to bus stop  
250m to Bike Path/Walking Track  
350m to Parkland  
600m to Fernlands Village  
1km to Samford Conservation Park  
1.1km to Bunyaville State Forest  
1.4km to Patricks Road State Primary School  
2km to Ferny Grove Train Station

Ferny Hills is located only 12kms from the Brisbane CBD and is graced with mature trees, parks and bikeways which meander throughout the suburb. It is appreciated by families who enjoy the close proximity of excellent schools and childcare centres and by residents who embrace the 'green' nature of the suburb and the easy access to doctors, transport links, sports clubs and recreation facilities. The Ferny Grove Train Station precinct is going through a massive infrastructure change. Construction of a multi-story residential apartments, Cinemas, shopping centre, specialty stores & of course....the Ferny Grove Tavern. Due for completion in late 2024 (approximately).