

**31 Ferny Way, Ferny Hills, Qld 4055**



**Sold House**

Monday, 18 March 2024

31 Ferny Way, Ferny Hills, Qld 4055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 635 m2**

**Type: House**



Jackson Oram

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**\$905,000**

This beautifully renovated brick and tile family home located in the desirable suburb of Ferny Hills offers a wide range of options to the next lucky buyers. A fully self-contained dual living space on the ground level has been designed and built to suit the needs of persons with a disability and is both wheelchair accessible and easily connected to the upstairs living area via a purpose-built elevator. As you enter the home from the massive covered front deck you are greeted by beautifully polished timber floors and a freshly repainted interior accentuated with modern lighting and stylish black fans. The large open plan living and dining space is kept cool by a large split system air conditioner perfect for hot Queensland summers. The kitchen is perfectly situated on the northeastern corner of the home to benefit from great natural light and ventilation as well as a great view of the backyard to keep an eye on the kids playing on the lush green lawn. With ample storage, electric cooking, dishwasher, and hard-wearing laminate benchtops this kitchen is perfect for a young family. A perfect entertainers home you will be spoilt for choice when deciding where to relax with a wine after a busy day at work. The 35m<sup>2</sup> front deck enjoys a refreshing breeze most days and has ample space for a large outdoor dining set perfect for Christmas lunch. The newly built back deck is another welcoming space and looks over the fully landscaped backyard. Smart use of small retaining walls and extensive landscaping has created the perfect courtyard-like sanctuary for a fire pit surrounded with garden beds with native flowering plants and fruit trees to add to local biodiversity. Continue into the backyard and enjoy a large space perfect to kick a ball around with the kids and even a Greenhouse to further excite the botanists amongst us with an in built irrigation system fed from the 5,000L rainwater tank. Upstairs there are three spacious bedrooms all serviced by modern split system air-conditioners, ceiling fans, 2 with built in robes as well as security screens with insect mesh on all windows. The upstairs family bathroom is complete with a bath for the kids, shower and shabby chic vanity. Perfectly serviceable in its current form but also a great area for a new buyer to add value if they wish to make it their own. Catch the elevator downstairs and the options for this home really become apparent. Renovated by previous owners to accommodate for wheelchair accessibility, this multipurpose space of two rooms could provide the perfect place for grandparents, teenage children or even another income as a private rental. With private access via the front and side doors this space has provided an opportunity to keep a family member with a disability close by while still having adequate access for carers and a beautiful living area to call home. Designed to make the most out of all 635m<sup>2</sup> block this home has ample secure off-street parking for four vehicles, two under the extra high carport perfect for 4WD's and another two behind in the driveway. There is even another dedicated trailer parking space perfect for a boat or camper all with total privacy behind the 1.8 fence with automatic roller gate. Ferny Hills has quickly become a favorite destination for families seeking quality family homes with more space and versatility than their post war counterparts. Located only a short walk to Ferny Hills State School or a 5-minute drive to Ferny Grove High and the currently underway Ferny Grove Station upgrade plus the convenience of Arana Hills Plaza moments away, don't miss this opportunity to secure a great family home before the next boom! - Elevator to PWD Accessible dual living space - Ample secure off street and undercover parking - Lockup Tool shed under front balcony - Landscaped backyard and three outdoor entertaining spaces - Modern Split system Airconditioning throughout - 2KW Solar system and separate Solar hot water heater Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property