

# 32 Manthey Crescent, Bray Park, QLD, 4500

## Sold House

Wednesday, 2 August 2023

32 Manthey Crescent, Bray Park, QLD, 4500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Bonnie Worth



Nicholas Cusick  
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## **Meticulously Maintained Home with Side Access!**

Located in a quiet street and set on a low maintenance 447m<sup>2</sup> block is 32 Manthey Crescent. This single level three-bedroom home has been meticulously looked after by the owner for just over 18 years and is now ready for a new family to call home; perfect for first home buyers, downsizers, or investors.

Arriving at the property, you will first notice the double gated side access; ideal for anyone wanting to store their tinny or trailer. Heading inside you will find the spacious open plan kitchen, living and dining area. The kitchen is in excellent condition with plenty of storage options, pantry and electric cook top and oven. The dining area with space for a 4-seater table has sliding doors direct to the covered entertaining area while the comfy lounge with fan & split system has sliding doors out to the private courtyard.

The three bedrooms are all spacious, the master suite is located to the front and is complete with fan & split system, tinted bay window plus a walk-in-robe and tiled ensuite with shower. The further two bedrooms are located to the back of the home, providing good separation and feature built-ins & fans. The family bathroom with separate toilet is in great condition and complete with bathtub, shower, and vanity with storage.

You will also find the laundry to the back of the home with linen press and direct access out to the washing line. The garage with internal access can comfortably hold a large vehicle, there is also ample shelving for your camping gear!

The outdoor entertaining area offers room for a table set & BBQ and has views to the spacious yard, for those that love to garden you will be in your element with enough room to create a veggie patch and plant your favourite flowers & shrubs. The double gated side access will also come in handy for anyone wanting to store their toys.

The area is great too! You are walking distance to Gerard Street Park and Bray Park State School, a short drive to Lawnton Train Station, Genesis Christian College & Kensington Village for your weekly food shop!

If you can see yourself living here, contact the Raine & Horne Eatons Hill / Albany Creek Team  
Bonnie Worth - 0434 862 887 & Nicholas Cusick - 0456 725 500

To Summarise:

- 447m<sup>2</sup> Block
- Double gated side access
- Open plan living & dining
- Spacious kitchen with electric cook top & oven
- Split systems in the lounge & master bedroom
- Fans throughout
- Diamond screens
- Master suite with WIR & Ensuite
- Bed 2 & 3 with BIR
- Family bathroom with shower & bathtub
- Separate laundry with linen press
- Single garage with internal access & shelving
- Fully fenced garden

Location (approx.)

- Kensington Village - 1km
- Warner MarketPlace - 3.7km

- Gerard Steet Park - 450m
- Bus 669 Warner & Strathpine - 750m
- Bus 673 Joyner & Strathpine - 240m
- Genesis Christian College - 3.9km
- Bray Park State School - 750m
- Bray Park State High School - 2.4km
- Lawnton Train Station - 1.7km
- PCYC Pine Rivers - 2.3km
- Brisbane CBD - 24.9km
- Brisbane Airport - 26.8km