

**33 Barbical Street, Stafford, Qld 4053**



**House For Sale**

Thursday, 6 June 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



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## For Sale Now

Occupying a ridgetop location and enjoying a coveted rear north aspect, this well-presented Post-War home provides a blank canvas for buyers to immediately add value. Featuring a 17m wide frontage, buyers will be impressed with the options they have, whether to comfortably live in as is, complete a major renovation /extension or demolish and re-build an executive home in a highly sought after location. Nearby to several private and public schooling options, local shops and cafes and not to mention public transport and parks all at your doorstep, which is sure to impress buyers searching for an ultra-convenient location. For Your Consideration:

- Post-war home on an elevated 630sqm allotment with a wide 17m frontage
- Whisper quiet cul-de-sac position with a coveted rear north aspect and suburban views
- Well-presented over two levels providing immediate comfort but also scope for further works to capitalise on the outstanding location
- Your own private sanctuary with an expansive front courtyard showcasing beautiful gardens and plants and providing the perfect place to relax and unwind
- Open plan lounge and dining area with high ceilings and timber floorboards, enjoying an abundance of natural sunlight and flowing directly onto the entertaining deck enjoying suburban views and all year round breezes
- Updated kitchen with breakfast bar, gas cooktop, stainless steel dishwasher and plenty of cupboard space
- Three well proportioned bedrooms all with built in robes and ceiling fans
- Large bathroom with shower and bath along with a separate toilet
- Downstairs features a large open plan utility space which provides numerous options as a home office, teenagers retreat or an additional entertainment space
- An additional full bathroom and laundry are also located downstairs
- Featuring an impressive Magna Pool which overlooks the large and child / pet friendly yard
- Designated storage options throughout the entire home, double carport, solar panels and water tank
- Outstanding location being within close proximity to highly sought public and private schooling options, multiple shopping centres and dining precincts

This is the perfect home that provides immediate comfort for today and loads of potential for the future.