

**33B Federation Drive, Bethania, Qld 4205**

**McGrath**

**House For Sale**

Saturday, 3 February 2024

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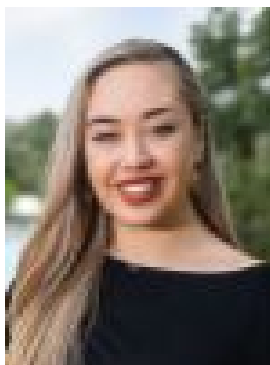
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1067 m2**

**Type: House**



Dennisey Raston  
0434989895

## Offers over \$610,000

Welcome to 33b Federation Drive, Bethania – where classic meets modern in this stunning 3-bedroom, 2-bathroom residence, nestled on a quiet street on a massive 1067m<sup>2</sup> block. This beautiful 1980s home boasts original features that capture the essence of its era, including exposed brick walls and soaring timber ceilings, while offering contemporary comforts. Features:- 3 bedrooms with fans and 2 bathrooms- Gorgeous 1980s architecture with exposed brick and high timber ceilings- Pristine red open fireplace, a true highlight in mint condition- Recent upgrades: Carpets redone 2 years ago, colourbond fences, security screens and a brand-new roof- Upgraded guttering and new drain pipes for enhanced functionality- Separate double garage, perfect for a workshop or potential conversion (STCA)- Large flat yard, ideal for families, with outdoor undercover area and permanent - BBQ space. Land and Location: Set on a spacious 1067m<sup>2</sup> block, this property offers a unique and substantial land size, providing endless possibilities for future expansions or landscaping projects. The home is located within proximity to schools, with Waterford SS (1.5km) and Loganlea SHS (1.8km) in the catchment. Public transport is easily accessible, and Bethania train station is within walking distance. Ample Storage with High Ceilings: You'll be greeted by the spaciousness that the high timber ceilings provide. The expansive height creates an opportunity for additional storage solutions, making it easy to keep your living spaces organised and clutter-free. The ceiling has beautiful timber beams, adding to the charm of the home. The warmth of the timber creates an inviting atmosphere, making you feel instantly at home. The built-in robes in the bedrooms also offer practical storage solutions. Modern Infrastructure: Stay connected with NBN for your digital needs. The property also features new guttering and drain pipes, ensuring effective water management. Additionally, a new TV aerial installed on the roof enhances your entertainment options. This home is not only aesthetically pleasing but also practical, with recent renovations ensuring a seamless blend of old-world charm and modern convenience. Internal renovations provide an opportunity to tailor the living spaces to your taste. The canvas is yours to transform. With the foundation of recent upgrades, this home invites you to embark on a renovator's journey. Contact Dennisey Raston today on 0434 989 895 for details