

**34 Langridge Street, Raceview, Qld 4305**

**House For Sale**

Thursday, 23 November 2023



34 Langridge Street, Raceview, Qld 4305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 722 m2**

**Type: House**



Geoff Paulsen  
0413394386



Ally Briscoe  
0411161836

## For Sale

Welcome to this charming three bedroom, two bathroom home that is ready for your personal touch! Nestled in a peaceful neighbourhood, this property offers a wonderful opportunity to create your dream living space. While it may require some cosmetic work, the potential is endless. Upon entering, you'll be greeted by a spacious and inviting formal lounge and dining area, perfect for enjoying quality time with family. The well-designed floor plan seamlessly connects the living room to the dining area, creating a warm and open atmosphere. The heart of this home is the spacious open plan kitchen/living/dining area. The open plan design creates a sense of connectivity, allowing for easy interaction between family members and guests. Whether you're hosting a dinner party or enjoying a cozy night in, this versatile space offers endless possibilities. The kitchen is the hub of the home and features ample counter space and cabinets, it offers the perfect space to unleash your culinary creativity. The three bedrooms are generously sized, providing comfort and privacy for everyone in the household. The master bedroom features an ensuite bathroom, offering a tranquil retreat after a long day. The patio is conveniently located directly off the open plan living and is designed to create a seamless connection between indoor and outdoor living. It offers a versatile space that can be customized to suit your needs and desires. Whether you're looking for a place to lounge and soak up the sun, host memorable gatherings, or simply enjoy a quiet moment alone, this patio has it all. Step outside into the fabulous 722sqm fully fenced backyard, where you'll find a peaceful oasis awaiting your green thumb. Whether you envision a vibrant garden, or a play area for children, this space offers endless possibilities for outdoor enjoyment. Features at a glance:

- Three bedrooms, with built-in robes
- Master with ensuite and walk-in robe
- Formal living\dining plus open plan living
- Security screens and ceiling fans throughout
- Double lock up garage with internal access
- Flood free 722sqm private yard in quiet cul-de-sac

Located in a sought-after neighbourhood, this home is conveniently situated near schools, parks, shopping centres, and major transportation routes. With a little vision and some low cost cosmetic updates, this property has the potential to become your dream home. The perfect location:

- 1 minute to Cunningham Highway
- Walk to Grocer, Take-away, Bottle shop, Bakery & Brothers Leagues Club
- Walk to public transport & bus for State & Primary Private & Public Schools
- 10 mins to Amberley RAAF Base
- 11 Mins to Riverlink Shopping Centre
- 40 mins to Brisbane Airport

For the Investor, this property is home to fantastic tenants who would love to stay on! Currently paying \$475/week with a lease end date of 30/09/2024. Don't miss out on this incredible opportunity to create a personalized living space that reflects your unique style and taste. Schedule a viewing today and let your imagination run wild with the endless possibilities this home has to offer. Please contact Geoff Paulsen and Ally Briscoe today. DISCLAIMER: Crowne Real Estate has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.