

37 Joalah Crescent, Ferny Hills, Qld 4055

Solutions

House For Sale

Wednesday, 24 April 2024

37 Joalah Crescent, Ferny Hills, Qld 4055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



The Whitehead Crump Team
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For Sale Now or Auction

This beautifully presented family home offers a versatile layout over two levels in the heart of Ferny Hills. Sitting on a leafy 607m² block & freshly painted with neutral tones throughout, upstairs features beautiful, polished timber floors & a well-appointed kitchen. The kitchen adjoins the open-plan dining and living rooms, which are air-conditioned to offer year-round comfort. There are 3 bedrooms on this level, with the main bedroom offering split-system air conditioning & the remaining bedrooms have a built-in study nook and shelving. An additional feature upstairs is the perfectly positioned light-filled study, offering a leafy outlook over the backyard and a great spot for the kids to do their homework in the afternoons. Moving to the lower level via the internal stairs there is a second great-sized study, a 4 bedroom and a spacious tiled family room, perfect for movie nights. The 4th bedroom is private & perfect for teenagers or when guests come to stay. There is also storage, an additional bathroom & internal laundry on this level. The beautiful french doors are a feature on this floor, which open to your private deck, a great place to enjoy afternoon drink, while the kids play in your fully fenced backyard. There is plenty of room for a trampoline & even potential to create your dream backyard here, the options are endless. Walking distance to everything you'll need including local shops, Ferny Grove Train Station, & falling within the Ferny Hills State School & Ferny Grove High School catchment areas, this lovely home is also a short distance from St Andrews Ferny Grove & St Williams Grovely. Features: 4 bedrooms all with ceiling fans and built-in wardrobes - main bedroom air conditioned 2 spacious bathrooms 2 carport Private front entry Upstairs study with storage & leafy outlook Freshly painted in neutral tones, new light fittings & polished floors Large light filled kitchen with wall oven, gas cooktop, dual sink, ample bench & cupboard space, dishwasher Open plan living/dining room with split system air conditioning Internal stairs Family room with French doors to private deck Private deck with leafy outlook 4th bedroom downstairs, perfect for guests Additional Study downstairs Internal laundry & bathroom, with great bench space and storage Extra storage area downstairs Great sized low maintenance fully fenced backyard Garden shed Nestled on 607m² Location: 300m Bus stop 350m Ferny Hills State School 700m George Willmore Park 900m to Local Shops 1.2km Ferny Grove Train Station 1.2km Ferny Grove Tavern 1.7km Ferny Grove State High School 2km Arana Hills Plaza 2.6km Arana Hills Leagues Club 3.1km St Andrews Catholic School 3.5km Great Western Shopping Centre Ferny Hills is located only 12kms from the Brisbane CBD and is graced with mature trees, parks and bikeways which meander throughout the suburb. It is appreciated by families who enjoy the close proximity of excellent schools and childcare centres and by residents who embrace the 'green' nature of the suburb and the easy access to doctors, transport links, sports clubs and recreation facilities. The Ferny Grove Train Station precinct is undergoing a massive infrastructure change. Construction of multi-storey residential apartments, cinemas, shopping centre, speciality stores & the Ferny Grove Tavern.