

# 63 Kolora Crescent, Ferny Hills, Qld 4055

Solutions

## Sold House

Tuesday, 5 September 2023

63 Kolora Crescent, Ferny Hills, Qld 4055

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**

## Contact agent

You'll be impressed by the size of this private highset timber home set back from the street featuring a massive covered rear deck. Upstairs finds spacious open plan living with timber floors alongside a tidy kitchen opening to a wrap-around sunroom plus 3 bedrooms & a big bathroom with corner tub. Internal stairs lead to lock up garage, roomy rumpus, large laundry, extra storage & a well set up work from home space which includes reception nook & powder room (2nd toilet). All this on a private 607sqm block with veggie patches & a double carport. Perfectly positioned in a quiet street only a short walk to George Willmore Park, local shops, schools & Ferny Grove Train Station. Features: 3 bedrooms, 2 with ceiling fan & main with built-in wardrobe. Open living space with new light fittings & timber floors. Tidy kitchen with good storage. Massive covered back deck. Spacious wrap-around sunroom. Big bathroom with corner tub. Roomy rumpus downstairs. Work from home space inc reception nook & 2nd toilet. Laundry & plenty of storage under the house. 1 car lock up + double carport. Solar power. Security screens. Fully fenced 607sqm block. Location: 100m to Bus Stop, 600m to Ferny Hills State School, 650m to Willmore Kindergarten, 850m to Ferny Hills Aquatic Centre, 850m to George Willmore Park, 900m to Birralee Childcare Centre, 1.5km to Ferny Grove Train Station, 1.8km to Ferny Grove State High School, 2.1km to Arana Hills Kmart Shopping Centre, 2.3km to Arana Hills Leagues Club, 8.5km to Samford Village. 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 going through a massive infrastructure change. Construction of a multi-story residential apartments, Cinemas, shopping centre, specialty stores & of course....the Ferny Grove Tavern. Due for completion in late 2024 (approximately).