

# 78 Washington Avenue, Tingalpa, Qld 4173



## House For Sale

Saturday, 17 February 2024

78 Washington Avenue, Tingalpa, Qld 4173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



Keryn Osgerby

## Offers over \$799,000

Brilliant entry level buying where you will gain genuine size and space with sensational views is what you will find at 78 Washington Avenue. Located adjacent to the Kianawah Park - Tingalpa Cricket Grounds, you will have hectares of green parkland right at your door and lush tranquil views that stretch far into the distance. This neat three bedroom, one bathroom home is move in ready yet holds a world of potential to add value and potentially extend, using the generous space that is on offer from the 714m<sup>2</sup> parcel of land on which the dwelling resides. On the ground level there is a large tandem garage and laundry plus plenty of space for a workshop and storage for all your sports and camping gear. The timber staircase leads you from the front yard to the upper-level residence. A veranda stretching the full length of the home provides a lovely outdoor space to unwind, cool off in the bay breezes and enjoy the peaceful parkland view. Stepping inside, the open plan living, dining and kitchen is first, all enjoying views back toward the parklands outside. The kitchen offers generous bench space with an island bench being the centrepiece. A sliding door off the dining room leads onto a second veranda on the rear side of the home. The hallway leads south to the bathroom and three bedrooms. The master at the very rear, also takes in the spectacular view via floor to ceiling windows. Wake up to sunshine, birds and trees without another property in sight. There is A/C and ceiling fans for year-round comfort, though with the high set design and parkland position, you will adore the breezes that waft effortlessly through the home. Outside there is abundant yard with loads of potential - room for sheds or simply abundant space for the kids and pets to run and play. And for the sports enthusiasts - pack a picnic basket and head out to the cricket grounds on the weekend for free live action entertainment, moments from your front door. The location couldn't be more convenient, literally walking distance from shops, childcare, Tingalpa State School and public transport. You will also be walking distance from the Tingalpa Hotel - already a fantastic local spot for a great meal, it is soon to undergo significant renovations and extensions. If all this isn't enough, the home is moments from the Gateway Motorway access (but far enough not to be noise affected though), meaning you will be at the Brisbane airport in just 15 minutes. Features include: \* Lofty high set home capturing breezes and views \* Loads of storage beneath \* Neat and easy 3 bedroom, 1 bathroom residence with a full-length veranda \* 714m<sup>2</sup> block adjacent parklands Location, Location, Location: \* Under 1km walk to shops, transport, Tingalpa State School (in catchment) and Tingalpa Hotel \* 11km to Brisbane CBD \* 15mins to BNE Airport